

SAN FRANCISCO PUBLIC LIBRARY



3 1223 06290 6806

5 **CLOSED  
STACKS**

**5/S**



*San Francisco Public Library*

GOVERNMENT INFORMATION CENTER  
SAN FRANCISCO PUBLIC LIBRARY

REFERENCE BOOK

*Not to be taken from the Library*







S.F. CITY PLANNING COMMISSION

NOTICE OF MEETING & CALENDAR

1989



SF  
C55  
#14  
1/5/89

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JANUARY 5, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

DEC 28 1988

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. PUBLIC COMMENT

B. DIRECTOR'S REPORT

1. 88.750ETZM (Lord)  
VAN NESS AVENUE AMENDMENTS - Consideration of Resolution of Intent to Initiate Amendments to the Van Ness Avenue Plan and Special Use District which include: Zoning Map amendments to include Lot 15 in Assessor's Block 763 (a parking lot) in the Van Ness Special Use District; and a Planning Code text amendment to Section 243 which would not require Conditional Use approval for fast food uses which are accessory to permitted uses in the Van Ness Avenue Plan area. A public hearing is proposed for January 26, 1989. At that hearing, the Commission will also be considering further amendments to the Van Ness Special Use District which were initiated by the Board of Supervisors.
2. 88.483EZ (Miller)  
24-42 COLONIAL WAY and 300 SANTA ROSA AVENUE, between San Jose Avenue and Oloran Alley, Lots 15, 32, 33, 34, and 35 in Assessor's Block 3144-A - Consideration of Resolution of INTENT TO INITIATE RECLASSIFICATION of Property from an NC-1 (Neighborhood Commercial Cluster) district (Lots 15, 32-34) and a P (Public Use) district (Lot 35) to an RH-1 (House, One-Family) district to correct a mapping error.
3. (Arce)  
Consideration of Proposed Revised Residential Design Guidelines to be used by the Department of City Planning in the review of residential projects in height districts of 40 feet or less.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. ITEMS TO BE CONTINUED

4. 88.546ECV (Christie)  
1131 IRVING STREET, south side between 12th and Funston Avenues, Lot 43 in Assessor's Block 1767 - Appeal of Preliminary Negative Declaration for the proposed construction of a four-story mixed use building which would contain ground floor retail use, second floor office space and five dwelling units on the upper floors, with six off-street parking spaces provided, after demolition of the existing retail/residential building.  
(Proposed for continuation to January 12, 1989)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

5. 88.552D (Nixon)  
1789-1791 - 9TH AVENUE, west side between Moraga and Noriega Streets, Lot 14 in Assessor's Block 2040 - Consideration of final language to DISAPPROVE Demolition Permit Application No. 8808833 proposing demolition of the existing two-story, two dwelling unit structure without parking. A building permit for the replacement building has been issued by City and is currently under appeal. The lot is in an RH-2 (House, Two-Family) district.  
(Continued from Regular Meeting of December 15, 1988)

F. REGULAR CALENDAR

6. (Badiner)  
OFFICE DEVELOPMENT LIMITATION PROGRAM - Public hearing on the Rules and Regulations of the City Planning Commission for evaluation of office development projects in the Combined 1987-88 and 1988-89 Approval Period.  
(Continued from Regular Meeting of December 15, 1988)
7. 88.287B (Badiner)  
LAKESHORE PLAZA SHOPPING CENTER, block bounded by Sloat Boulevard, Everglade Drive, Ocean Avenue and Clearfield Drive, entire Assessor's Block 7255 - Request for Project Authorization under the Office Development Limitation Program, Smaller Building Allocation for up to 35,700 square feet medical office building and up to 13,800 square feet of principle and accessory office uses in a shopping center. The medical office building would be 3 stories, 39 feet high.  
(Continued from Regular Meeting of December 15, 1988)
8. 88.744C (Gallagher)  
733 POLK STREET, west side between Ellis and Willow Streets, Lot 1 in Assessor's Block 739 - Request for authorization of Conditional Use under Section 712.43 to establish a delicatessen and coffee shop, defined as a LARGE FAST FOOD RESTAURANT, in an NC-3 (Moderate-Scale Neighborhood Commercial) district.

9. 88.723C (Gallagher)  
1023-1025 STOCKTON STREET, west side between Jackson and Washington Streets, Lot 2 in Assessor's Block 192 - Request for authorization of Conditional Use under Sections 812.49 and 812.20 to establish a Financial Service (the Bank of the Orient) of approximately 4,000 square feet in the Chinatown Residential Neighborhood Commercial District.
10. 88.706ET (Hussey)  
BERNAL HEIGHTS EAST AND SOUTH SLOPES, Assessor's Blocks 5557, 5574, 5575, 5577, 5627, 5628, and 5629 and portions of Assessor's Blocks 5556, 5626, 5641, 5695, 5696, and 5697 - Consideration of proposed Amendments to the City Planning Code and the Zoning Map, adding Section 249.6 to create a Bernal Heights East and South Slope Special Use District and to prohibit the approval of building permit applications for construction of new dwelling units therein for a period of twelve months.

3:30 P.M.

11. 88.637D (Berkowitz)  
1173 VALLEJO STREET, south side between Leavenworth and Jones Streets, Lot 59 in Assessor's Block 151 - Request for Discretionary Review of Building Permit Application No. 8807285 for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
12. 88.638D (Berkowitz)  
5-7 CASTRO STREET, east side between Waller Street and Duboce Avenue, Lot 49 in Assessor's Block 1260 - Request for Discretionary Review of Building Permit Application No. 8815137 for the CONSTRUCTION OF A THIRD STORY TO A RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
13. 88.645D (Berkowitz)  
307 MANGELS AVENUE, south side between Detroit and Edna Streets, Lot 75 in Assessor's Block 3089 - Request for Discretionary Review of Building Permit Application No. 8808478 for the CONSTRUCTION OF A REAR YARD ADDITION TO A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
14. 88.243EC (Green)  
98 OCEAN AVENUE, southeast corner of Alemany Boulevard, Lot 26 in Assessor's Block 3207 - Request for authorization of Conditional Use to develop a lot exceeding 10,000 square feet in size and the inclusion of additional parking in excess of 150% of the amount

## Item #88.243EC (Cont)

required within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to construct a four (4) story over basement mixed use building with twenty (20) dwelling units on the second, third and fourth stories, approximately 4,999 square feet of commercial floor area and 35 parking spaces at basement level (only 20 spaces are required) on a lot approximately 12,000 square feet in size.

(Continued from Regular Meeting of December 15, 1988)

## 15. 88.679C

(Green)

1836 NORIEGA STREET, north side between 25th and 26th Avenues, Lot 27 in Assessor's Block 2024 - Request for authorization of Conditional Use to reduce the residential parking requirements and convert a second floor dwelling unit to offices within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to remodel the two-story building by modifying the ground level and eliminating the existing off-street parking space for approximately 1,728 square feet of retail floor area, convert the second floor dwelling unit to approximately 1,743 square feet of office floor area, and add a new third story to contain a dwelling unit without the required off-street parking on a lot approximately 2,400 square feet in size.

(Continued from Regular Meeting of December 15, 1988)

## 16. 88.764C

(Miller)

1234 INDIANA STREET, west side between 23rd and 25th Streets, Lot 34 in Assessor's Block 4227 - Request for authorization of Conditional Use for a group housing facility (work furlough facility for the California Department of Corrections) for up to 75 people in an M-2 (Heavy Industrial) district.

## Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

SF  
C55  
#14  
1/9/89  
Special

≡ NOTICE OF MEETING  
AND CALENDAR  
OF THE  
— SAN FRANCISCO  
= CITY PLANNING COMMISSION  
≡ SPECIAL MEETING  
MONDAY  
≡ JANUARY 9, 1989  
350 McALLISTER STREET, ROOM 2217  
4:00 P.M.

DOCUMENTS DEPT.

DEC 28 1988

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

4:00 P.M.

A. Informational Workshop and discussion on the following matter:

Proposed Work Program and Budget Priorities of the Department of City Planning for Fiscal Year 1989-90.

NOTE: This workshop will be structured as a roundtable discussion involving the Commission, the Department of City Planning, and selected members of the public. It is designed to elicit views and ideas about the Department's work program and budget.

B. Public Comment

NOTE: Public comment will be limited in length to 3 minutes per speaker. The Commission will not act formally on any matters raised.

Adjournment.

CPC 350





SF  
C55  
#14  
1/12/89

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JANUARY 12, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

JAN 11 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

- A. PUBLIC COMMENT
- B. DIRECTOR'S REPORT
- C. COMMISSIONERS' QUESTIONS AND MATTERS
- D. ITEMS TO BE CONTINUED

- 1. 88.546ECV (Christie)  
1131 IRVING STREET, south side between 12th and Funston Avenues, Lot 43 in Assessor's Block 1767 - Appeal of Preliminary Negative Declaration for the proposed construction of a four-story mixed use building which would contain ground floor retail use, second floor office space and five dwelling units on the upper floors, with six off-street parking spaces provided, after demolition of the existing retail/residential building.  
(Continued from Regular Meeting of January 5, 1989)  
(Proposed for indefinite continuation)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

- 2. 88.552D (Nixon)  
1789-1791 - 9TH AVENUE, west side between Moraga and Noriega Streets, Lot 14 in Assessor's Block 2040 - Consideration of final action on Demolition Permit Application No. 8808833 proposing demolition of the existing two-story, two dwelling unit structure without parking. A building permit for the replacement building has been issued by City and is currently under appeal. The lot is in an RH-2 (House, Two-Family) district.  
NOTE: On December 15, 1988, the Commission considered a motion of intent to disapprove the application.  
(Public Hearing Closed and Continued from Regular Meeting of January 5, 1989)
- 3. 88.764C (Miller)  
1234 INDIANA STREET, west side between 23rd and 25th Streets, Lot 34 in Assessor's Block 4227 - Consideration of final action on the request for authorization of Conditional Use for a group housing

## Item #88.764C (Cont)

(Miller)

facility (work furlough facility for the California Department of Corrections) for up to 75 people in an M-2 (Heavy Industrial) district.

NOTE: On January 5, 1989, the Commission passed a motion of intent to approve the request.

(Public Hearing Closed and Continued from Regular Meeting of January 5, 1989)

F. REGULAR CALENDAR

## 4. 88.723C

(Gallagher)

1023-1025 STOCKTON STREET, west side between Jackson and Washington Streets, Lot 2 in Assessor's Block 192 - Request for authorization of Conditional Use under Sections 812.49 and 812.20 to establish a Financial Service (the Bank of the Orient) of approximately 4,000 square feet in the Chinatown Residential Neighborhood Commercial District.

(Continued from Regular Meeting of January 5, 1989)

## 5. 88.744C

(Gallagher)

733 POLK STREET, west side between Ellis and Willow Streets, Lot 1 in Assessor's Block 739 - Request for authorization of Conditional Use under Section 712.43 to establish a delicatessen and coffee shop, defined as a LARGE FAST FOOD RESTAURANT, in an NC-3 (Moderate-Scale Neighborhood Commercial) district.

(Continued from Regular Meeting of January 5, 1989)

## 6. 88.500EZ

(Miller)

1208-1250 JONES STREET and 1298 SACRAMENTO STREET, east side of Jones Street between Sacramento and Clay Streets, Lots 27, 30, 43, 44/55, 58/88, 90, 125, and 126 in Assessor's Block 217 in an RM-4 (Mixed Residential, High Density) district (Lots 27, 43, and 125 and portions of Lots 44/55, 58/88, and 90) and an RM-3 (Mixed Residential, Medium Density) district (Lots 126 and the remainder of Lots 44/55, 58/88, and 90) - Request for Reclassification of Property to extend the boundary of the Nob Hill Special Use District to include the subject lots.

(Continued from Regular Meeting of December 8, 1988)

## 7. 88.319EC

(McDonald)

3874 - 18TH STREET, north side, and 275 DORLAND STREET, south side, being a through lot fronting on both 18th and Dorland Streets between the cross streets of Church and Sanchez, Lot 24 in Assessor's Block 3580 - Request for authorization of Conditional Use to permit construction of a 19-unit residential complex PROPOSING MORE THAN 150 PERCENT OF THE NUMBER OF REQUIRED PARKING SPACES on a lot having approximately 15,308 square feet of area in an RM-1 (Mixed Residential, Low Density) district with a 40-X Height and Bulk designation.

(Continued from Regular Meeting of December 15, 1988)

8. 88.319V (McDonald)  
3874 - 18TH STREET, north side, 100 feet east of Sanchez Street, and  
275 DORLAND STREET, south side, 104 feet east of Sanchez Street,  
being a through lot fronting on both 18th and Dorland Streets between  
the cross streets of Church and Sanchez, Lot 24 in Assessor's Block  
3580 in an RM-1 (Mixed Residential, Low Density) district - Request  
for REAR YARD VARIANCE for the proposed construction of four  
residential buildings containing a total of 19 dwelling units on the  
roof area of the existing building which presently covers 100 percent  
of the through lot. Three of the proposed structures would be  
constructed within areas permitted by the Code. The fourth building  
is proposed to be constructed within the mid-lot area, equal to 25  
percent of the lot depth (67.57 feet), which the Code mandates must  
be maintained as a rear yard area.  
(Continued from Regular Meeting of December 15, 1988)

3:30 P.M.

9. (Badiner)  
OFFICE DEVELOPMENT LIMITATION PROGRAM - Public hearing on the Rules  
and Regulations of the City Planning Commission for evaluation of  
office development projects in the Combined 1987-88 and 1988-89  
Approval Period.  
(Continued from Regular Meeting of January 5, 1989)
10. 88.287B (Badiner)  
LAKE SHORE PLAZA SHOPPING CENTER, block bounded by Sloat Boulevard,  
Everglade Drive, Ocean Avenue and Clearfield Drive, entire Assessor's  
Block 7255 - Request for Project Authorization under the Office  
Development Limitation Program, Smaller Building Allocation for up to  
35,700 square feet medical office building and up to 13,800 square  
feet of principle and accessory office uses in a shopping center.  
The medical office building would be 3 stories, 39 feet high.  
(Continued from Regular Meeting of January 5, 1989)
11. 88.129ECXK and 88.681AH (Marsh/Badiner)  
2 NEW MONTGOMERY STREET (SHERATON PALACE HOTEL), block bounded by New  
Montgomery, Stevenson, Annie and Market Streets, Lot 52 in Assessor's  
Block 3707 - Request for authorization of Conditional Use to modify  
an existing Conditional Use authorization for a hotel in excess of  
200 rooms; Request for determination of compliance under Section 309  
(Downtown Permit Review); Request for a Certificate of  
Appropriateness to alter designated Landmark No. 18 (i.e. the  
SHERATON PALACE HOTEL and the Garden Court Room); and Request for a  
Permit to Alter a Category II Preservation Structure (633 Market  
Street) in the C-3-0 (Downtown Commercial Office) district and 120-X,  
150-S, and 300-S Height and Bulk Districts. Approximately 23,500  
square feet of new construction would be added and approximately  
3,900 square feet would be demolished which would result in a  
two-story addition of approximately 19,600 square feet to the  
southwest corner which dates from the 1930's. The proposal is to  
renovate the Palace Hotel; major interior spaces and the exterior of  
the building would be restored.

12. 88.267D (Nixon)  
560 - 3RD AVENUE, east side between Anza and Balboa Streets, Lot 36 in Assessor's Block 1545 - Request for Discretionary Review of Building Permit Application No. 8717351 proposing alterations to the roof line and length of the structure to allow for enlargement of two units in the three-unit structure in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
13. 88.520D (Nixon)  
1642 - 16TH AVENUE, east side between Lawton Street and Lomita Avenue, Lot 4 in Assessor's Block 1861-B - Request for Discretionary Review of Building Permit Application No. 8807366 proposing a one-story addition to the existing one story over garage single family structure in an RH-1(D) (House, One-Family Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
14. 88.707D (Nixon)  
166 - 29TH AVENUE, east side between McLaren Avenue and Lake Street, Lot 8C in Assessor's Block 1330 - Request for Discretionary Review of Building Permit Application No. 8813482 proposing an addition of one story to the existing structure in an RH-1(D) (House, One-Family Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

6:00 P.M.

15. 88.608C (Green)  
540 VALENCIA STREET, west side between 16th and 17th Streets, Lot 6 in Assessor's Block 3568 - Request for authorization of Conditional Use to add a POOL TABLE defined by Section 790.38 of the City Planning Code as "OTHER ENTERTAINMENT" within an existing bar within the Valencia Street Neighborhood Commercial District. The proposal is to add one pool table to the existing bar which already provides live entertainment and dancing in approximately 1,100 square feet of floor area, and with seating for up to 49 persons.
16. 88.718C (Green)  
1233 - 9TH AVENUE, west side between Irving Street and Lincoln Way, Lot 5 in Assessor's Block 1741 - Request for authorization of Conditional Use to enlarge an existing SMALL SELF-SERVICE RESTAURANT resulting in the creation of a LARGE FAST FOOD RESTAURANT as defined by Section 790.90 of the City Planning Code within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to expand the existing restaurant from approximately 624 square feet to approximately 1,788 square feet without seating.

17. 88.324CV (Casey)  
700-704 BAY STREET, northwest corner of Bay and Leavenworth Streets,  
Lot 2-B in Assessor's Block 27 - Request for authorization of  
Conditional Use for the construction of a garage for six off-street  
parking spaces for three dwelling units in the required rear yard in  
an RH-3 (House, Three-Family) district.  
(Continued from Regular Meeting of December 8, 1988)
18. 88.078CD (Casey)  
479 MARINA BOULEVARD, south side between Cervantes Boulevard and  
Avila Street, Lot 7 in Assessor's Block 417-A - Request for  
Discretionary Review of Building Permit Application No. 8800565 to  
construct a television receiving antenna satellite dish on the rear  
roof of the house.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
19. 88.676C (Casey)  
1901 JACKSON STREET, southwest corner of Gough and Jackson Streets,  
Lot 1 in Assessor's Block 601 - Request for authorization of  
Conditional Use for a RESIDENTIAL CARE FACILITY for up to 15 people  
on the first and second floors in an RH-2 (House, Two-Family)  
district.
20. 88.499EC (Casey)  
252 BROAD STREET, north side between Capitol and Orizaba Avenues, Lot  
16 in Assessor's Block 7106 - Request for authorization of  
Conditional Use to convert the existing one-family dwelling into a  
200-seat church in an RH-1 (House, One-Family) district.

## Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.





SF  
C55  
#14  
1/19/89

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JANUARY 19, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

JAN 17 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

- A. PUBLIC COMMENT
- B. DIRECTOR'S REPORT
- C. COMMISSIONERS' QUESTIONS AND MATTERS

1. ELECTION OF OFFICERS:

In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission "shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year".  
(Proposed for continuation to February 2, 1989)

- 2. Consideration of Resolution of Recognition and Appreciation for Jonathan Malone for his service at the Department of City Planning.

D. ITEMS TO BE CONTINUED

- 3. 87.419D (Nixon)  
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Request for Discretionary Review of Building Permit Application No. 8702602 for the construction of a four-story, three residential unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing(Continued from Regular Meeting of November 10, 1988)  
(Proposed for continuation to February 23, 1989)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

- 4. 88.319EC (McDonald)  
3874 - 18TH STREET, north side, and 275 DORLAND STREET, south side, being a through lot fronting on both 18th and Dorland Streets between the cross streets of Church and Sanchez, Lot 24 in Assessor's Block 3580 - Consideration of final action on the request for authorization

## Item #88.319EC (Cont)

of Conditional Use to permit construction of a 19-unit residential complex PROPOSING MORE THAN 150 PERCENT OF THE NUMBER OF REQUIRED PARKING SPACES on a lot having approximately 15,308 square feet of area in an RM-1 (Mixed Residential, Low Density) district with a 40-X Height and Bulk designation.

(Public Hearing Closed and Continued from Regular Meeting of January 12, 1989)

NOTE: On January 12, 1989, the Commission passed a motion of intent to approve the request.

F. REGULAR CALENDAR

## 5. (Blazej)

Public hearing and comment pursuant to Section 321.1 on "Office Projects Approved Since November 29, 1984 - Annual Limit Adjustment" as outlined in a Department of City Planning memorandum of December 15, 1988.

## 6. 88.598C (Green)

1698 FELL STREET, northeast corner of Masonic Avenue, Lot 19 in Assessor's Block 1208 - Request for authorization of Conditional Use to extend the termination date of a nonconforming Auto Service Station within an RM-2 (Mixed Residential, Moderate Density) district. The proposal is to extend the termination date of the service station from June 6, 1990 to June 6, 1995; an extension of five (5) years.

(Continued from Regular Meeting of November 17, 1988)

## 7. 88.679C (Green)

1836 NORIEGA STREET, north side between 25th and 26th Avenues, Lot 27 in Assessor's Block 2024 - Request for authorization of Conditional Use to reduce the residential parking requirements and convert a second floor dwelling unit to offices within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to remodel the two-story building by modifying the ground level and eliminating the existing off-street parking space for approximately 1,728 square feet of retail floor area, convert the second floor dwelling unit to approximately 1,743 square feet of office floor area, and add a new third story to contain a dwelling unit without the required off-street parking on a lot approximately 2,400 square feet in size.

(Continued from Regular Meeting of January 5, 1989)

## 8. 87.845D (Nixon)

433 ARGUELLO BOULEVARD, west side between Geary Boulevard and Clement Street, Lot 6 in Assessor's Block 1433 - Request for Discretionary Review of Demolition Permit Application No. 8715211 and Building Permit Application No. 8717192 proposing demolition of a two-story over garage, two-family structure and construction of a three-story over garage, five-family structure in an RM-2 (Mixed Residential,

## Item #87.845D (Cont)

Medium Density) district, allowing one unit per 600 feet of lot area within a 40-X Height and Bulk District.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of December 15, 1988)

## 9. 88.644D

(Nixon)

60 SAN FELIPE AVENUE, east side between San Jacinto Way and El Verano Way, Lot 28 in Assessor's Block 2047 - Request for Discretionary Review of Building Permit Application No. 8807647 proposing a two-story addition at the rear of the existing two-story over garage single family structure in an RH-1(D) (House, One-Family Detached Dwellings) district within a 40-X Height and Bulk District.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of December 8, 1988)

3:00 P.M.

## 10. 88.637D

(Berkowitz)

1173 VALLEJO STREET, south side between Leavenworth and Jones Streets, Lot 59 in Assessor's Block 151 - Request for Discretionary Review of Building Permit Application No. 8807285 for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of January 5, 1989)

## 11. 88.638D

(Berkowitz)

5-7 CASTRO STREET, east side between Waller Street and Duboce Avenue, Lot 49 in Assessor's Block 1260 - Discretionary Review of Building Permit Application No. 8815137 for the CONSTRUCTION OF A THIRD STORY TO A RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.

(Continued from Regular Meeting of January 5, 1989)

## 12. 88.226SD

(Berkowitz)

1420-1422 DE HARO STREET, west side between 25th and 26th Streets, Lot 15 in Assessor's Block 4282-A - Request for Discretionary Review of Building Permit Application Nos. 8816497 and 8816498 for the CONSTRUCTION OF TWO, TWO-FAMILY HOUSES in an RH-2 (House, Two-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

## 13. 88.722D

(Berkowitz)

161 MORNINGSIDE DRIVE, west side between Ocean Avenue and Gellert Drive, Lot 8 in Assessor's Block 7260 - Request for Discretionary Review of Building Permit Application No. 8812682 for the ADDITION OF A FLOOR OF OCCUPANCY TO A SINGLE FAMILY HOUSE in an RH-1(D) (House, One-Family Detached Dwellings) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

14. 86.73E

(Maxwell)

222 - 2ND STREET, southwest corner of 2nd and Howard Streets, Lots 1, 4, and 53 in Assessor's Block 3735 - Public hearing on the Draft Environmental Impact Report on the proposed construction of a 16-story, 225-foot tall office and retail building, including open space and a mechanical penthouse. The project would contain about 315,000 gross square feet (gsf), including about 236,700 gsf of office space, 9,460 gsf of retail space, 4,930 gsf of open space, 70 parking spaces, two truck loading spaces, mechanical and storage space. The project would require demolition of two existing vacant buildings with a total area of 22,000 gsf and removal of a 108-space surface parking lot.

Adjournment.

NOTICE TO INTERESTED PARTIES: Copies of the proposed Residential Design Guidelines (January 1989), prepared by the Department of City Planning, will be available starting January 19, 1989, at the 5th Floor Zoning Counter, 450 McAllister Street, during the hours of 10:00 a.m. - 12:00 noon and 1:00 p.m. - 5:00 p.m. Due to reproduction costs and time, each neighborhood group, firm, organization, or individual can only obtain one copy. A public hearing on the guidelines is scheduled for February 2, 1989.

NOTICE: The third workshop on the Department of City Planning Fiscal Year 1989-90 Work Program and Budget will not occur on January 25, 1989. It will be rescheduled for the following week.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

SF  
C55  
#14  
1/26/89

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JANUARY 26, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

JAN 24 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

- A. PUBLIC COMMENT
- B. DIRECTOR'S REPORT
- C. COMMISSIONERS' QUESTIONS AND MATTERS
- D. ITEMS TO BE CONTINUED

1. 89.002I (Casey)  
CASTRO STREET AND DUBOCE AVENUE (Davies Medical Center), between 14th Street, Duboce Avenue, Castro Street and Noe Street, Lot 1 in Assessor's Block 3539 - Hearing for Davies Medical Center Institutional Master Plan covering ten years of development from 1989-1999.  
(Proposed for continuation to February 23, 1989)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

2. 88.764C (Miller)  
1234 INDIANA STREET, west side between 23rd and 25th Streets, Lot 34 in Assessor's Block 4227 - Consideration of final action on the request for authorization of Conditional Use for a group housing facility (work furlough facility for the California Department of Corrections) for up to 75 people in an M-2 (Heavy Industrial) district.  
NOTE: On January 5, 1989, the Commission passed a motion of intent to approve the request.  
(Public Hearing Closed and Continued from Regular Meeting of January 12, 1989)

F. REGULAR CALENDAR

3. 88.520D (Nixon)  
1642 - 16TH AVENUE, east side between Lawton Street and Lomita Avenue, Lot 4 in Assessor's Block 1861-B - Request for Discretionary Review of Building Permit Application No. 8807366 proposing a one-story addition to the existing one story over garage single

## Item #88.520D (Cont)

family structure in an RH-1(D) (House, One-Family Detached Dwellings) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Public Hearing Closed and Continued from Regular Meeting of January 12, 1989)

4. 88.649C (Green)  
624 TARAVAL STREET, north side between 16th and 17th Avenues, Lot 22 in Assessor's Block 2345-A - Request for authorization of Conditional Use to demolish an existing mixed use building containing a second floor dwelling unit within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing building and to construct a two-story commercial building without any residential units therein on a lot approximately 2,400 square feet in size.  
(Continued from Regular Meeting of December 15, 1988)
5. 88.785Q (Hood)  
2539 CLAY STREET, south side between Fillmore and Steiner Streets, Lot 31 in Assessor's Block 630 - Review for consistency with the Master Plan of a six-unit residential condominium conversion subdivision in an RH-2 (House, Two-Family) district.
6. 88.568EB (Badiner)  
2601 MARIPOSA STREET, south side between Bryant and York Streets, Lot 1 in Assessor's Block 4016 - Request for Project Authorization under the Office Development Limitation Program, Smaller Building Allocation for up to 49,850 gross square feet of office space in an M-1 (Light Industrial) district and a 50-X Height and Bulk District. The project proposes to convert an existing vacant building to television/radio studios and ancillary uses and up to 102 parking spaces for KQED.
7. 88.322DV (Berkowitz)  
548 LOMBARD STREET, north side between Stockton and Powell Streets, Lot 15 in Assessor's Block 63 - Request for Discretionary Review of Building Permit Application No. 8717287 for the CONSTRUCTION OF THREE STORIES CONTAINING THREE DWELLING UNITS OVER AN EXISTING GARAGE in an RM-2 (Mixed Residential, Moderate Density) district.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing

3:00 P.M.

8. 88.750ETZM (Lord)  
VAN NESS AVENUE PERMANENT CONTROLS, Area generally bounded by Golden Gate Avenue, Franklin Street, Polk Street and Bay Street - Consideration of proposed amendments to the City Planning Code, including modifications to Section 243 regarding conditional use authorization for fast food uses and zoning map modifications to



## Item #88.750ETZM (Cont)

include Lot 15 in Assessor's Block 763 into the Van Ness Avenue Special Use District. Corresponding amendments to the Van Ness Avenue Plan in the Master Plan are also proposed.

9. 88.771ET (Lord)  
VAN NESS AVENUE PERMANENT CONTROLS, Area generally bounded by Golden Gate Avenue, Franklin Street, Polk Street and Bay Street - Consideration of proposed amendments to the City Planning Code, initiated by the Board of Supervisors, including text modifications to: (A) Section 181 on signage for automobile dealerships; (B) Section 243 to: (1) require Conditional Use authorization and allow possible modification of the 3:1 residential to non-residential building ratio for projects which include institutional, cultural, medical or hotel uses; (2) lower the in-lieu fee from \$30/square foot to \$15/square foot; (3) exclude existing commercial square footage from the 3:1 ratio; (4) exclude existing parking facilities from the Floor Area Ratio calculations for developments proposed on such parking facilities; and (C) Section 607.3 regarding signage for automobile dealerships.
10. 87.613E (Roos)  
150 CALIFORNIA STREET, northeast corner of Front Street, Lots 3, 4, and 5 in Assessor's Block 236 - Public hearing on the Draft Environmental Impact Report for the proposed demolition of two buildings (130-138 California Street and 140-150 California Street, 220 Front Street), incorporation of part of the Marine Building (158 California Street) and construction of a new tower which would step from 25 stories (313 feet) to 6 stories (75 feet). The project would include about 267,680 gross square feet (gsf) consisting of about 206,625 gsf of office space, 25,630 gsf of retail space, 4,650 gsf of open space, 47 parking spaces and the equivalent of three truck loading spaces.

## Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.





SF  
C55

#14

1/26/89

addendum

ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JANUARY 26, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

JAN 23 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

F. REGULAR CALENDAR

- 4a. 88.762D (Green)  
2201 GEARY BOULEVARD, southwest corner at Divisadero Street, Lot 38  
in Assessor's Block 1098 - Request for Discretionary Review of  
Building Permit Application No. 8817652 to demolish an existing Auto  
Service Station in an NC-3 (Moderate Scale Neighborhood Commercial)  
district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

CPC 355



SF  
C55  
#14  
2/2/89

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
FEBRUARY 2, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

JAN 30 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. PUBLIC COMMENT

B. DIRECTOR'S REPORT

1. (Kessler)  
Consideration of Resolution authorizing the Director of Planning to amend the current Professional Services Contract with Robert L. Harrison for a sum not to exceed \$5,000.
2. (Marsh)  
Consideration of Resolution authorizing the Director of Planning to apply for, accept and expend funds for a grant from the State Office of Historic Preservation not to exceed \$25,000 for the period between June 1, 1989 and June 30, 1990.
3. (Kessler)  
Consideration of Resolution to extend the Professional Services Contract with the University of California, Berkeley, for Proposition K (Sunlight/Shadow) Study to February 28, 1989.
4. (Arce)  
Consideration of proposed revised Residential Design Guidelines to be used by the Department of City Planning in the review of residential projects in height districts of 40 feet or less.
5. (Scott)  
Informational presentation of proposed work program on revisions to the Residence Element of the Master Plan by the Department of City Planning.
6. (T. Jones)  
Informational presentation of the Mayor's Housing Advisory Committee's work program and status report on their work to-date.

C. COMMISSIONERS' QUESTIONS AND MATTERS7. ELECTION OF OFFICERS:

In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission "shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year".  
(Continued from Regular Meeting of January 19, 1989)

D. ITEMS TO BE CONTINUED

8. 86.346C (Blazej)  
665-671 BUSH STREET, south side between Powell Street and Chelsea Place, Lots 11 and 12 in Assessor's Block 285 - Request for authorization of Conditional Use to construct an up to 123-room hotel with up to 2,500 square feet of retail space in a 101-foot high building in a C-3-G (Downtown, Commercial, General) district and a 240-H Height and Bulk District. The project is subject to the C-3-G zoning controls in effect prior to the adoption of the Downtown Plan. A previous project was approved by City Planning Commission Motion No. 10848 to construct 49 residential units, 18,800 square feet of office and retail space and parking for 23 cars.  
(Proposed for continuation to February 9, 1989)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

9. 88.520D (Nixon)  
1642 - 16TH AVENUE, east side between Lawton Street and Lomita Avenue, Lot 4 in Assessor's Block 1861-B - Consideration of final action on Building Permit Application No. 8807366 proposing a one-story addition to the existing one story over garage single family structure in an RH-1(D) (House, One-Family Detached Dwellings) district.  
(Public Hearing Closed and Continued from Regular Meeting of January 26, 1989)  
NOTE: On January 26, 1989, the Commission passed a motion of intent to approve the application.

3:30 P.M.

F. REGULAR CALENDAR

10. 88.568EB (Badiner)  
2601 MARIPOSA STREET, south side between Bryant and York Streets, Lot 1 in Assessor's Block 4016 - Request for Project Authorization under the Office Development Limitation Program, Smaller Building Allocation, for up to 49,850 gross square feet of office space in an M-1 (Light Industrial) district and a 50-X Height and Bulk District. The project proposes to convert an existing vacant building to

Item #88.568EB (Cont)  
television/radio studios and ancillary uses and up to 102 parking spaces for KQED.  
(Public Hearing Closed and Continued from Regular Meeting of January 26, 1989)

11. 88.796C (Gallagher)  
990 COLUMBUS AVENUE, southwest corner of Chestnut Street, Lot 48 in Assessor's Block 65 - Request for authorization of Conditional Use under Section 722.48 for the establishment of a Chinese Music Club, defined as both "Other Entertainment" under Section 790.38 and "Other Institution, Large" under Section 790.50, in the North Beach Neighborhood Commercial District.

12. 88.790C (Gallagher)  
1480 ALABAMA STREET, northwest corner of Army Street, Lot 10 in Assessor's Block 4338 - Request for authorization of Conditional Use under Section 303(e) to remove Condition of Approval No. 1 from Motion No. 9067, which restricts the transfer of ownership of an existing bar in an RH-2 (House, Two-Family) district.

13. 88.243EC (Green)  
98 OCEAN AVENUE, southeast corner of Alemany Boulevard, Lot 26 in Assessor's Block 3207 - Request for authorization of Conditional Use to develop a lot exceeding 10,000 square feet in size and the inclusion of additional parking in excess of 150% of the amount required within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to construct a four (4) story over basement mixed use building with twenty (20) dwelling units on the second, third and fourth stories, approximately 4,999 square feet of commercial floor area and 35 parking spaces at basement level (only 20 spaces are required) on a lot approximately 12,000 square feet in size.  
(Continued from Regular Meeting of January 5, 1989)

4:30 P.M.

14. 88.322DV (Berkowitz)  
548 LOMBARD STREET, north side between Stockton and Powell Streets, Lot 15 in Assessor's Block 63 - Request for Discretionary Review of Building Permit Application No. 8717287 for the CONSTRUCTION OF THREE STORIES CONTAINING THREE DWELLING UNITS OVER AN EXISTING GARAGE in an RM-2 (Mixed Residential, Moderate Density) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of January 26, 1989)

15. 88.678EC (Berkowitz)  
1099 MISSISSIPPI STREET, northeast corner of 25th Street, Lot 8A in Assessor's Block 4224 - Request for authorization of Conditional Use for the construction of eight residential units in an M-1 (Light Industrial) district.

16. 88.637D (Berkowitz)  
1173 VALLEJO STREET, south side between Leavenworth and Jones Streets, Lot 59 in Assessor's Block 151 - Request for Discretionary Review of Building Permit Application No. 8807285 for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of January 19, 1989)
17. 88.607D (Berkowitz)  
96 COUNTRY CLUB DRIVE, southwest corner at Bonnie Brae Lane, Lot 28 in Assessor's Block 7279 - Request for Discretionary Review of Building Permit Application No. 8808444 for the construction of two additional bedrooms, a bathroom and a den for a single family house in an RH-1(D) (House, One-Family Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
18. 88.692D (Berkowitz)  
3425 JACKSON STREET, south side between Locust and Laurel Streets, Lot 20 in Assessor's Block 986 - Request for Discretionary Review of Building Permit Application No. 8812430 for a second story addition to a single family house in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

6:30 P.M.

19. 88.677ECV (Miller)  
565 GROVE STREET, south side between Laguna and Octavia Streets, a Through lot to Ivy Street, Lot 17 in Assessor's Block 807 - Request for authorization of Conditional Use to construct a 75-bed Residential Care Facility for the elderly, also requiring a variance of the rear yard provisions of the City Planning Code, in an RM-1 (Mixed Residential, Low Density) district and a 50-X Height and Bulk District.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.



SF  
C55  
#14  
1/31/89  
Special

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
TUESDAY  
JANUARY 31, 1989  
450 McALLISTER STREET, ROOM 605  
4:00 P.M.

DOCUMENTS DEPT.

JAN 30 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

4:00 P.M.

A. Informational Workshop and discussion on the following matter:

NOTE: No public testimony will be received at this time. This is for informational purposes only and will not involve action on any matters.

Proposed Work Program and Budget Priorities of the Department of City Planning for Fiscal Year 1989-90.

NOTE: This is the last in a series of Commission workshops which will conclude with a public hearing and Commission action on February 9, 1989.

B. Public Comment

NOTE: Public comment will be limited in length to 3 minutes per speaker. The Commission will not act formally on any matters raised.

Adjournment.

CPC 358



SF  
C55  
#14  
2/9/89

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
FEBRUARY 9, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

FEB 8 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. PUBLIC COMMENT

B. DIRECTOR'S REPORT

1. (LaBrie)  
Informational presentation on the South Bayshore Plan, A Proposal for Citizen Review, published by the Department of City Planning. This presentation is informational only; a public hearing will be scheduled after community meetings are held. Copies of the Plan are available at the Department of City Planning, 450 McAllister Street, 4th Floor.
2. (Ghosh)  
Informational presentation of proposed work program on the Residential Conservation Rezoning Study by the Department of City Planning. Public testimony will be received. No formal action by the Commission is required. Copies of the proposed work program are available at 450 McAllister Street, 4th Floor.
3. (Edelin)  
Consideration of the Work Program and Budget for the Department of City Planning Fiscal Year 1989-90. Public testimony will be received on priorities in staff and resource allocation under the budget.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. ITEMS TO BE CONTINUED

4. 86.346E (Roos)  
665-671 BUSH STREET, south side between Powell Street and Chelsea Place, Lots 11 and 12 in Assessor's Block 285 - Appeal of Preliminary Negative Declaration for a proposed Hotel/Commercial Building involving the demolition of two, one-story buildings containing about 12,095 gross square feet (gsf), and the construction of a 10-story, approximately 102-foot tall building totaling about 62,420 gsf

## Item #86.346E (Cont)

including a 123-room hotel (60,620 gsf) and 1,800 gsf of ground floor retail/restaurant. Eight parking spaces would be provided in a basement level accessible from Anson Place. The project requires Conditional Use authorization.

(Proposed for continuation to February 16, 1989)

5. 88.738C (Casey)  
3600 WASHINGTON STREET, northwest corner of Locust Street, Lot 6 in Assessor's Block 987 - Request for authorization of Conditional Use to increase the existing pre-school with 12 children to 25 children in an RH-1 (House, One-Family) district.  
(Proposed for continuation to February 16, 1989)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

6. 88.322DV (Berkowitz)  
548 LOMBARD STREET, north side between Stockton and Powell Streets, Lot 15 in Assessor's Block 63 - Consideration of final action on Building Permit Application No. 8717287 for the CONSTRUCTION OF THREE STORIES CONTAINING THREE DWELLING UNITS OVER AN EXISTING GARAGE in an RM-2 (Mixed Residential, Moderate Density) district.  
(Public Hearing Closed and Continued from Regular Meeting of February 2, 1989)  
NOTE: On February 2, 1989, the Commission passed a motion of intent to approve the application by a vote of 6-0, with Commissioner Hu absent.

F. REGULAR CALENDAR

7. 88.568EB (Badiner)  
2601 MARIPOSA STREET, south side between Bryant and York Streets, Lot 1 in Assessor's Block 4016 - Request for Project Authorization under the Office Development Limitation Program, Smaller Building Allocation, for up to 49,850 gross square feet of office space in an M-1 (Light Industrial) district and a 50-X Height and Bulk District. The project proposes to convert an existing vacant building to television/radio studios and ancillary uses and up to 102 parking spaces for KQED.  
(Public Hearing Closed and Continued from Regular Meeting of February 2, 1989)
8. 88.688C (Casey)  
159 SAGAMORE STREET, south side between Plymouth and Capitol Avenues, Lot 48 in Assessor's Block 7147 - Request for authorization of Conditional Use for an existing church to increase its congregation from 35 to 45 people in an RH-1 (House, One-Family) district.

NOTE: The Commission will take a 15-minute recess at about 3:45 p.m.

4:00 P.M.

9. 88.644D (Nixon)  
60 SAN FELIPE AVENUE, east side between San Jacinto Way and El Verano Way, Lot 28 in Assessor's Block 2047 - Request for Discretionary Review of Building Permit Application No. 8807647 proposing a two-story addition at the rear of the existing two-story over garage single family structure in an RH-1(D) (House, One-Family Detached Dwellings) district within a 40-X Height and Bulk District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of January 19, 1989)
10. 88.791U (Nixon)  
2348 - 34TH AVENUE, east side between Taraval and Santiago Streets, Lot 30 in Assessor's Block 2362 - Request for authorization as an exception under the Neighborhood Conservation Interim Controls for a project which exceeds the depth limitation of a Tier 2 project as allowed by the City Planning Code. The proposal is to construct a one-story over garage single family structure which exceeds the average depth of the two adjacent buildings by approximately 8 feet on a vacant lot in an RH-1 (House, One-Family) district.
11. 88.502ET (Skiffer)  
OCEAN AVENUE, between Phelan Avenue and Manor Drive - Consideration of a text change amending Section 781.3 of the City Planning Code to allow an exception for certain drive-up facilities in a food service use in the Ocean Avenue Fast Food Subdistrict in an NC-2 (Small-Scale Neighborhood Commercial) district.
12. 88.720C (Green)  
1931 NORIEGA STREET, south side between 26th and 27th Avenues, Lot 47A in Assessor's Block 2063 - Request for authorization of Conditional Use to reduce the parking requirements for an existing dwelling unit within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to legalize construction work previously completed which resulted in the elimination of required off-street parking for the existing second and third floor dwelling units. The ground floor is currently used for Business Offices on a lot approximately 2,475 square feet in area.
13. 88.763C (Green)  
431 BALBOA STREET, south side between 5th and 6th Avenues, Lot 47 in Assessor's Block 1639 - Request for authorization of Conditional Use to reduce the parking requirements for the proposed dwelling units within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to add two floors to the existing one-story commercial building. The new floors will contain approximately 1,400 square feet of offices (2nd floor) and two (2) new dwelling units (3rd floor) without provisions for two (2) required off-street parking spaces on a lot approximately 2,500 square feet in area.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414

NOTICE OF FUTURE HEARING: The City Planning Commission will hold a public hearing in Room 282, City Hall, on the following matter on Thursday, February 23, 1989, beginning at 1:30 p.m. or later (call Lori Yamauchi at 558-6414 on February 17 or thereafter for a more specific time):

Public hearing to receive testimony on necessary revisions and updating of the San Francisco Master Plan. The Department of City Planning is beginning a process of reviewing annually the completeness and adequacy of the Master Plan. This hearing is the first in this process. Following the public hearing, amendments will be prepared for consideration by the Commission. The Master Plan has been reprinted in a single volume and is available for purchase at the Department of City Planning offices at 450 McAllister Street, 4th Floor.

SPECIAL JOINT MEETING  
OF THE  
SAN FRANCISCO  
RECREATION AND PARK COMMISSION  
AND  
CITY PLANNING COMMISSION  
TUESDAY

FEBRUARY 7, 1989  
BOARD OF SUPERVISORS' LEGISLATIVE CHAMBERS  
2ND FLOOR, CITY HALL  
1:30 P.M.

ROLL CALL: City Planning Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

Recreation and Park Commissioners Eickman, Guggenhime, Harris, McAteer, Mori, O'Connor and Ruiz.

1:30 P.M.

A. SPECIAL CALENDAR

1. (Ghosh)  
Consideration of Guidelines for implementing Section 295 of the City Planning Code concerning shadow on 14 parks located in the Downtown area.

EXECUTIVE SESSION

The purpose of the Executive Session is to confer with Legal Counsel on pending litigation per Government Code Section 54956.9(a) regarding Sparks vs. City and County of San Francisco (Northern District Court Action #C88-3661).

NOTE: Following Executive Session, the Commissioners will return to their Special Joint Meeting.

A. SPECIAL CALENDAR (Continued)

2. (Shotland)  
Consideration of Acquisition of the following sites for open space:
  - a) India Basin Park - Lots 6, 9, 11, and 13 in Assessor's Block 4629A; Lots 11-18 in Assessor's Block 4605; and Lots 7-8, 12-13, 16, and 19 in Assessor's Block 4622;
  - b) Rock outcropping at 14th Avenue and Ortega Street - Lots 6, 11, 12, 21, and 22 in Assessor's Block 2050A; and
  - c) Japanese Peace Plaza - Lot 22 in Assessor's Block 700.

B. PUBLIC COMMENT

Adjournment.





ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
FEBRUARY 9, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

FEB 8 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

B. DIRECTOR'S REPORT

- 1a. 88.287C (Green)  
LAKESHORE PLAZA SHOPPING CENTER PLANNED UNIT DEVELOPMENT, block bounded by Sloat Boulevard, Everglade Drive, Ocean Avenue and Clearfield Drive, entire Assessor's Block 7255 - Informational presentation of proposed architecture, colors and materials for Planned Unit Development approved on December 15, 1988 consistent with conditions of City Planning Commission Motion No. 11545. This is for informational purposes only. No formal action by the Commission is required.

CPC 378

1894

1894

1894

1894

1894

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
FEBRUARY 16, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

FEB 16 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. PUBLIC COMMENT

B. DIRECTOR'S REPORT

1. (Edelin)  
Consideration of the Work Program and Budget for the Department of City Planning Fiscal Year 1989-90. Public testimony will be received on priorities in staff and resource allocation under the budget.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. ITEMS TO BE CONTINUED

2. 86.346C (Blazej)  
665-671 BUSH STREET, south side between Powell Street and Chelsea Place, Lots 11 and 12 in Assessor's Block 285 - Request for authorization of Conditional Use to construct an up to 123-room hotel with up to 2,500 square feet of retail space in a 101-foot high building in a C-3-G (Downtown Commercial General) district and a 240-H Height and Bulk District. The project is subject to the C-3-G zoning controls in effect prior to the adoption of the Downtown Plan. A previous project was approved by City Planning Commission Motion No. 10848 to construct 49 residential units, 18,800 square feet of office and retail space and parking for 23 cars.  
(Continued from Regular Meeting of February 2, 1989)  
(Proposed for continuation to March 2, 1989)

2:30 P.M.

E. REGULAR CALENDAR

3. 88.763C (Green)  
431 BALBOA STREET, south side between 5th and 6th Avenues, Lot 47 in Assessor's Block 1639 - Request for authorization of Conditional Use to reduce the parking requirements for the proposed dwelling units within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to add two floors to the existing one-story commercial

## Item #88.763C (Cont)

building. The new floors will contain approximately 1,400 square feet of offices (2nd floor) and two (2) new dwelling units (3rd floor) without provisions for two (2) required off-street parking spaces on a lot approximately 2,500 square feet in area.

(Continued from Regular Meeting of February 9, 1989)

4. 88.324CV (Casey)  
700-704 BAY STREET, northwest corner of Bay and Leavenworth Streets, Lot 2-B in Assessor's Block 27 - Request for authorization of Conditional Use for the construction of a garage for six off-street parking spaces for three dwelling units in the required rear yard in an RH-3 (House, Three-Family) district.  
(Continued from Regular Meeting of January 12, 1989)
5. 88.738C (Casey)  
3600 WASHINGTON STREET, northwest corner of Locust Street, Lot 6 in Assessor's Block 987 - Request for authorization of Conditional Use to increase the existing pre-school with 12 children to 25 children in an RH-1 (House, One-Family) district.  
(Continued from Regular Meeting of February 9, 1989)
6. 84.397CC (Blazej)  
345 CALIFORNIA STREET, block bounded by California, Battery, Pine and Sansome Streets, Lots 17, 18, 19, and 20 in Assessor's Block 261 - Request to Modify the Conditional Use authorized by City Planning Commission Motion No. 10237, adopted on February 14, 1985, approving the use of specified floors in the completed project for a 162-room hotel, rather than the 55 dwelling units originally approved. Condition No. 3(A) of Motion No. 10237 requires the project sponsor to contribute an annual payment for 20 years to the City's Affordable Housing Fund equal to \$1.00 per occupied hotel guest room per day up to a maximum of \$39,000 annually. The project sponsor seeks to modify this condition to allow a one-time contribution of \$300,000 to the City's Site Acquisition Fund for the construction of affordable housing by non-profit developers. The project is located within the C-3-0 (Downtown Commercial Office) district and a 400-S Height and Bulk District. No physical change is proposed to the project.

## Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE OF FUTURE HEARING: The City Planning Commission will hold a public hearing in Room 282, City Hall, on the following matter on Thursday, February 23, 1989, beginning at 1:30 p.m. or later (call Lori Yamauchi at 558-6414 on February 17 or thereafter for a more specific time):

Public hearing to receive testimony on necessary revisions and updating of the San Francisco Master Plan. The Department of City Planning is beginning a process of reviewing annually the completeness and adequacy of the Master Plan. This hearing is the first in this process. Following the public hearing, amendments will be prepared for consideration by the Commission. The Master Plan has been reprinted in a single volume and is available for purchase at the Department of City Planning offices at 450 McAllister Street, 4th Floor.

-----  
NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
THURSDAY  
FEBRUARY 16, 1989  
ROOM 282, CITY HALL  
4:00 P.M.

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

4:00 P.M.

A. SPECIAL CALENDAR

Informational Workshop and discussion on the following matter:

NOTE: This is for informational purposes only and will not involve formal action on any matters.

Development controls for the Mid-Market Street area, generally bounded by Market, Mission, 5th and 9th Streets) and the proiposed Trinity Plaza project located in the area.

B. PUBLIC COMMENT

NOTE: Public comment will be limited in length to 3 minutes per speaker. The Commission will not act formally on any matters raised.

1. The first part of the paper discusses the importance of maintaining accurate records of all transactions and the role of the auditor in this regard. It highlights the need for transparency and accountability in financial reporting.

2. The second part of the paper examines the various methods used to collect and analyze data, including interviews, surveys, and document analysis. It emphasizes the importance of using a mix of methods to ensure the reliability and validity of the findings.

3. The third part of the paper presents the results of the study, which show that there is a significant gap between the current state of financial reporting and the best practices identified in the literature. The findings suggest that there is a need for more robust internal controls and stronger oversight by the audit committee.

4. The fourth part of the paper discusses the implications of the findings for practice and policy. It suggests that there should be a focus on improving the quality of financial reporting and the effectiveness of the audit process. This can be achieved through a combination of measures, including the implementation of new standards, the provision of training and support for auditors, and the strengthening of the regulatory framework.

5. The fifth part of the paper concludes by summarizing the key findings and highlighting the need for further research in this area. It suggests that future studies should focus on the development of more effective audit procedures and the role of technology in improving the audit process.

SF  
C55  
#14  
2/23/89

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
FEBRUARY 23, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

FEB 22 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

B. DIRECTOR'S REPORT

1.

(Williams)

Public hearing to receive testimony on necessary revisions and updating of the San Francisco Master Plan. The Department of City Planning is beginning a process of reviewing annually the completeness and adequacy of the Master Plan. This hearing is the first in this process. Following the public hearing, amendments will be prepared for consideration by the Commission. The Master Plan has been reprinted in a single volume and is available for purchase at the Department of City Planning offices at 450 McAllister Street, 4th Floor.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. ITEMS TO BE CONTINUED

2. 88.546E

(Christie)

1131 IRVING STREET, south side between 12th and Funston Avenues, Lot 43 in Assessor's Block 1767 - Appeal of Preliminary Negative Declaration for the proposed construction of a four-story mixed use building which would contain ground floor retail use, second floor office space and five dwelling units on the upper floors, with six off-street parking spaces provided, after demolition of the existing retail/residential building.

(Proposed for continuation to March 2, 1989)

3. 88.754E (Christie)  
540 HAMPSHIRE STREET, west side between Mariposa and 18th Streets, Lot 4 in Assessor's Block 4015 - Appeal of Preliminary Negative Declaration on the proposed renovation of an existing vacant warehouse into a residential re-entry center for State offenders who are residents of San Francisco; no off-street parking spaces would be provided. The project requires Conditional Use authorization by the City Planning Commission at a public hearing.  
(Proposed for continuation to March 16, 1989)
4. 87.419D (Nixon)  
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Request for Discretionary Review of Building Permit Application No. 8702602 for the construction of a four-story, three residential unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of January 19, 1989)  
(Proposed for continuation to March 23, 1989)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

5. 84.397CC (Blazej)  
345 CALIFORNIA STREET, block bounded by California, Battery, Pine and Sansome Streets, Lots 17, 18, 19, and 20 in Assessor's Block 261 - Consideration of final action on request to Modify the Conditional Use authorized by City Planning Commission Motion No. 10237, adopted on February 14, 1985, approving the use of specified floors in the completed project for a 162-room hotel, rather than the 55 dwelling units originally approved. Condition No. 3(B) of Motion No. 10237 requires the project sponsor to contribute an annual payment for 20 years to the City's Affordable Housing Fund equal to \$1.00 per occupied hotel guest room per day up to a minimum of \$39,000 annually. The project sponsor seeks to modify this condition to allow a one-time contribution of \$300,000 to the City's Site Acquisition Fund for the construction of affordable housing by non-profit developers. The project is located within the C-3-0 (Downtown Commercial Office) district and a 400-S Height and Bulk District. No physical change is proposed to the project.  
(Public Hearing Closed and Continued from Regular Meeting of February 16, 1989)

2:30 P.M.

F. REGULAR CALENDAR

6. 88.796C (Gallagher)  
990 COLUMBUS AVENUE, southwest corner of Chestnut Street, Lot 48 in Assessor's Block 65 - Request for authorization of Conditional Use under Section 722.48 for the establishment of a Chinese Music Club,



## Item #88.796C (Cont)

defined as both "Other Entertainment" under Section 790.38 and "Other Institution, Large" under Section 790.50, in the North Beach Neighborhood Commercial District.

(Continued from Regular Meeting of February 2, 1989)

7. 88.459ET (Shotland)  
Consideration of amendments to Section 603 of the City Planning Code to permit advertising on transit shelters or associated kiosks within the Market Street Special Sign District. The Market Street Special Sign District extends on Market Street from Steuart Street to the Central Freeway overpass.
8. 88.735D (Nixon)  
119 ORTEGA STREET, south side between 8th and 9th Avenues, Lot 21 in Assessor's Block 2126 - Request for Discretionary Review of Building Permit Application No. 8807632 proposing a two-bedroom, one-bath roof-top addition to the existing one story over garage, single family structure in an RH-1 (House, One-Family) district within a 40-X Height and Bulk District.  
(a) Consideration of Discretionary Review  
(b) Discretionary Review Hearing

NOTE: The Commission will take a 15-minute recess at about 3:45 p.m.

4:00 P.M.

9. 88.649C (Green)  
624 TARAVAL STREET, north side between 16th and 17th Avenues, Lot 22 in Assessor's Block 2345-A - Request for authorization of Conditional Use to demolish an existing mixed use building containing a second floor dwelling unit within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing building and to construct a three-story building with a dwelling unit and no provision of required residential off-street parking on a lot approximately 2,400 square feet in size.  
(Continued from Regular Meeting of January 26, 1989)
10. 89.007C (Green)  
4645 MISSION STREET, south side between Brazil and Persia Avenues, Lot 6 in Assessor's Block 6083 - Request for authorization of Conditional use to expand the floor area devoted to a single commercial tenant resulting in floor area in excess of 6,000 square feet within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to expand the existing floor area devoted to Walgreens Drug Store from approximately 9,300 square feet to approximately 12,300 square feet for off-street loading and to increase both storage and customer sales area on a lot with approximately 155 feet of frontage along Mission Street.

11. 88.724D (Berkowitz)  
155 MARSTON AVENUE, south side between Phelan Avenue and Edna Street, Lot 26 in Assessor's Block 3185 - Request for Discretionary Review of Building Permit Application No. 8813325 for a rear yard addition to a single story above garage, single family house in an RH-1 (House, One-Family) district.  
(a) Consideration of Discretionary Review  
(b) Discretionary Review hearing
12. 88.749C (Casey)  
401 TWIN PEAKS BOULEVARD, southwest corner of Burnett Avenue, Lot 15 in Assessor's Block 2719-C - Request for authorization of Conditional Use for the addition of a two-car garage and exterior deck to a single family hillside residence with an existing two-car garage in an RH-1(D) (House, One-Family Detached Dwellings) district.
13. 88.770C (Casey)  
120 LATHROP AVENUE, southwest corner of Wheeler Avenue, Lot 1 in Assessor's Block 5090 - Request for authorization of Conditional Use to establish a Day Care Center for up to 50 children in an existing church in an RH-1 (House, One-Family) district.
14. 88.788C (Casey)  
476 FAIR OAKS STREET, east side between 25th and 26th Streets, Lot 38 in Assessor's Block 6534 - Request for authorization of Conditional Use to expand an existing residential care facility from 12 to 20 residents in an RH-3 (House, Three-Family) district.

6:00 P.M.

15. 89.0021 (Casey)  
CASTRO STREET AND DUBOCE AVENUE (DAVIES MEDICAL CENTER), between 14th Street, Duboce Avenue, Castro Street and Noe Street, Lot 1 in Assessor's Block 3539 - Hearing for Davies Medical Center Institutional Master Plan covering ten years of development from 1989-1999.  
(Continued from Regular Meeting of January 26, 1989)

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE OF FUTURE HEARING: The City Planning Commission will hold a public hearing in Room 282, City Hall, on the following matter on Thursday, March 9, 1989, beginning at 1:30 p.m. or later (call 558-6422 on March 6 or thereafter for recorded information on a more specific time):

88.635ET

Bosque/Gin

ADDITIONAL UNIT AMNESTY LEGISLATION, Board of Supervisors' File No. 115-88-6 introduced by Supervisor Nelder - Consideration of proposed amendments to the text of the City Planning Code adding Section 207.3 which would allow the legalization of all existing unlawful dwelling units in any zoning district, city-wide, within a one-year period, provided that related off-street parking requirements are met through the building permit process. Section 207.3 as proposed waives all other provisions of the City Planning Code. Public testimony will also be taken concerning the possible physical environmental effects of the proposed TEXT AMENDMENT.



NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MARCH 2, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

MAR 1 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

B. DIRECTOR'S REPORT

1. 88.287C (Green)  
LAKE SHORE PLAZA SHOPPING CENTER PLANNED UNIT DEVELOPMENT, block bounded by Sloat Boulevard, Everglade Drive, Ocean Avenue and Clearfield Drive, entire Assessor's Block 7255 - Informational presentation of proposed architecture, colors and materials for Planned Unit Development approved on December 15, 1988 consistent with conditions of City Planning Commission Motion No. 11545. This is for informational purposes only. No formal action by the Commission is required.
2. (Edelin)  
Consideration of priorities in reductions and additions to the Department of City Planning Work Program and Budget for Fiscal Year 1989-90.
3. (Ghosh)  
MID-MARKET AREA - Consideration of a policy to exercise the Commission's power of Discretionary Review for any new construction or demolition proposal on property within the Mid-Market Area. The Mid-Market Area is generally bounded by Market, Ninth, Mission, 6th, Natoma and Fifth Streets and includes Assessor's Blocks 3701 and 3702 and portions of Assessor's Blocks 3703, 3704, and 3725. Public testimony will be received.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. ITEMS TO BE CONTINUED

4. 88.637D (Berkowitz)  
1173 VALLEJO STREET, south side between Leavenworth and Jones Streets, Lot 59 in Assessor's Block 151 - Request for Discretionary Review of Building Permit Application No. 8807285 for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of February 2, 1989)  
(Proposed for continuation to April 6, 1989)
5. 88.546E (Christie)  
1131 IRVING STREET, south side between 12th and Funston Avenues, Lot 43 in Assessor's Block 1767 - Appeal of Preliminary Negative Declaration for the proposed construction of a four-story mixed use building which would contain ground floor retail use, second floor office space and five dwelling units on the upper floors, with six off-street parking spaces provided, after demolition of the existing retail/residential building.  
(Continued from Regular Meeting of February 23, 1989)  
(Proposed for continuation to April 13, 1989)
6. 88.546EVC (Green)  
1131 IRVING STREET, south side between 12th and Funston Avenues, Lot 43 in Assessor's Block 1767 - Request for authorization of Conditional Use to allow demolition of an existing building containing two second floor dwelling units in an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing two-story building with ground floor commercial area and two dwelling units above and to construct a four-story mixed use building with approximately 1,100 square feet of ground floor commercial area, six (6) off-street parking spaces, approximately 2,700 square feet of office space on the second floor, and a total of five (5) dwelling units on the third and fourth floors on a lot approximately 5,000 square feet in size. The project also requires an application for Variance.  
(Proposed for continuation to April 13, 1989)
7. 88.546ECV (Green)  
1131 IRVING STREET, south side between 12th and Funston Avenues, Lot 43 in Assessor's Block 1767 - Request for Rear Yard Variance to demolish an existing building and to construct a four-story mixed use building with approximately 1,100 square feet of ground floor commercial area, six (6) off-street parking spaces, approximately 2,700 square feet of office space on the second floor, and a total of five (5) dwelling units on the third and fourth floors in an NC-2 (Small-Scale Neighborhood Commercial) district. The project proposes an open rear yard approximately 18 feet in width by approximately 71 feet in length along the westerly property line at the second floor and above. The Planning Code requires an open and unobstructed rear

## Item #88.546ECV (Cont)

yard 25 percent of the lot depth at the second floor and above, and at all residential levels along the entire length of the southerly property line or approximately 25 feet at the second floor and above along the entire length of the southerly property line (25 feet in width by 50 feet in length).

(Proposed for continuation to April 13, 1989)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

## 8. 84.397CC

(Blazej)

345 CALIFORNIA STREET, block bounded by California, Battery, Pine and Sansome Streets, Lots 17, 18, 19, and 20 in Assessor's Block 261 - Consideration of final action on request to Modify the Conditional Use authorized by City Planning Commission Motion No. 10237, adopted on February 14, 1985, approving the use of specified floors in the completed project for a 162-room hotel, rather than the 55 dwelling units originally approved. Condition No. 3(B) of Motion No. 10237 requires the project sponsor to contribute an annual payment for 20 years to the City's Affordable Housing Fund equal to \$1.00 per occupied hotel guest room per day up to a minimum of \$39,000 annually. The project sponsor seeks to modify this condition to allow a one-time contribution of \$300,000 to the City's Site Acquisition Fund for the construction of affordable housing by non-profit developers. The project is located within the C-3-0 (Downtown Commercial Office) district and a 400-S Height and Bulk District. No physical change is proposed to the project. (Public Hearing Closed and Continued from Regular Meeting of February 23, 1989)

NOTE: On February 16, 1989, the Commission passed a motion of intent to approve the request with conditions by a vote of 5-0, Commissioners Dick and Nothenberg absent.

2:30 P.M.

F. REGULAR CALENDAR

## 9. 88.692D

(Berkowitz)

3425 JACKSON STREET, south side between Locust and Laurel Streets, Lot 20 in Assessor's Block 986 - Request for Discretionary Review of Building Permit Application No. 8812430 for a second story addition to a single family house in an RH-1 (House, One-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of February 2, 1989)

## 10. 88.739D

(Berkowitz)

453 LIBERTY STREET, south side between Sanchez and Noe Streets, Lot 36 in Assessor's Block 3604 - Request for Discretionary Review of Building Permit Application No. 8810197 for the CONSTRUCTION OF A SECOND STORY ADDITION AND FIRST FLOOR REMODELING OF A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing



11. 88.483EZ (Miller)  
24-42 COLONIAL WAY and vacant property on the odd side of the 300-block of SANTA ROSA AVENUE, between San Jose Avenue and Oloran Alley, Lots 15, 32, 33, 34, and 35 in Assessor's Block 3144-A - Reclassification of property from an NC-1 (Neighborhood Commercial Cluster) district (Lots 15, 32-34) and a P (Public Use) district (Lot 35) to an RH-1 (House, One-Family) district to correct a mapping error.
12. 88.618S (Miller)  
2310 FUNSTON AVENUE, east side north of Taraval Street, Lot 34 in Assessor's Block 2341 - Requested Public Hearing on the Subdivision of one lot into two in an RH-1(D) (House, One-Family Detached Dwellings) district.
13. 89.030C (Gallagher)  
460 CASTRO STREET, west side between 18th and Market Streets, Lot 9 in Assessor's Block 2647 - Request for authorization of Conditional Use under Sections 186.1 and 715.24 for the enlargement of approximately 550 square feet to an existing full-service restaurant of approximately 1,700 square feet and addition of approximately 650 square feet of outdoor dining in the rear of the restaurant within the Castro Street Neighborhood Commercial District.

NOTE: The Commission will take a 15-minute recess at about 3:45 p.m.

4:00 P.M.

14. 88.742C (Green)  
1501 PACIFIC AVENUE, southwest corner of Larkin Street, Lot 1 in Assessor's Block 596 - Request for authorization of Conditional Use to establish an AUTOMOTIVE REPAIR SHOP as defined by Section 790.15 of the City Planning Code within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing automotive service station and to construct a four (4) story mixed use building containing a second floor office, three (3) dwelling units on the third and fourth floors, six (6) off-street parking spaces and an automotive repair shop on the ground floor on a lot approximately 3,100 square feet in size.
15. 86.346E (Roos)  
665-671 BUSH STREET, south side between Powell Street and Chelsea Place, Lots 11 and 12 in Assessor's Block 285 - Appeal of Preliminary Negative Declaration for a proposed Hotel/Commercial Building involving the demolition of two, one-story buildings containing about 12,095 gross square feet (gsf), and the construction of a 10-story, approximately 102-foot tall building totaling about 62,420 gsf including a 123-room hotel (60,620 gsf) and 1,800 gsf of ground floor retail/restaurant. Eight parking spaces would be provided in a basement level accessible from Anson Place. The project requires Conditional Use authorization.  
(Continued from Regular Meeting of February 9, 1989)



16. 86.346C

(Blazej)

665-671 BUSH STREET, south side between Powell Street and Chelsea Place, Lots 11 and 12 in Assessor's Block 285 - Request for authorization of Conditional Use to construct an up to 123-room hotel with up to 2,500 square feet of retail space in a 101-foot high building in a C-3-G (Downtown Commercial General) district and a 240-H Height and Bulk District. The project is subject to the C-3-G zoning controls in effect prior to the adoption of the Downtown Plan. A previous project was approved by City Planning Commission Motion No. 10848 to construct 49 residential units, 18,800 square feet of office and retail space and parking for 23 cars.  
(Continued from Regular Meeting of February 16, 1989)

## Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE OF FUTURE HEARING: The City Planning Commission will hold a public hearing in Room 282, City Hall, on the following matter on Thursday, March 9, 1989, beginning at 1:30 p.m. or later (call 558-6422 on March 6 or thereafter for recorded information on a more specific time):

88.635ET

Bosque/Gin

ADDITIONAL UNIT AMNESTY LEGISLATION, Board of Supervisors' File No. 115-88-6 introduced by Supervisor Nelder - Consideration of proposed amendments to the text of the City Planning Code adding Section 207.3 which would allow the legalization of all existing unlawful dwelling units in any zoning district, city-wide, within a one-year period, provided that related off-street parking requirements are met through the building permit process. Section 207.3 as proposed waives all other provisions of the City Planning Code. Public testimony will also be taken concerning the possible physical environmental effects of the proposed TEXT AMENDMENT.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
TUESDAY  
MARCH 7, 1989  
ROOM 282, CITY HALL  
4:00 P.M.

DOCUMENTS DEPT.

MAR 1 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

4:00 P.M.

A. Informational Workshop and discussion on the following matter:

NOTE: No public testimony will be received at this time. This is for informational purposes only and will not involve action on any matters.

Code enforcement/violation abatement in the Department of City Planning -- process, interface with other City agencies, and problems.

Representatives from other City agencies, including the Bureau of Building Inspection, City Attorney's Office, Fire Department, Police Department and Health Department, have been invited to participate in the workshop.

B. Public Comment

NOTE: Public comment will be limited in length to 3 minutes per speaker. The Commission will not act formally on any matters raised.

Adjournment.

CPC 384

SF  
C55

#14

3/9/89

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MARCH 9, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

MAR 7 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

B. DIRECTOR'S REPORT

1. (Edelin)  
Consideration of Resolution to extend the Professional Services Contract with the University of California, Berkeley, for Proposition K (Sunlight/Shadow) Study to April 30, 1989.
2. (Liebermann)  
Informational presentation on the status of the Northern Waterfront Study.
3. (Templeton/Ghosh)  
Consideration of the Neighborhood Conservation Rezoning Study work program and discussion of alternative approaches for dealing with 1-unit buildings in RH-2 districts to simplify the density mapping and analysis portions of the work program. The work program, dated February 2, 1989, is available at 450 McAllister Street, 4th Floor. Public testimony will be received.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. ITEMS TO BE CONTINUED

4. 88.635ET (McCormick/Gin)  
ADDITIONAL UNIT AMNESTY LEGISLATION, Board of Supervisors' File No. 115-88-6 introduced by Supervisor Nelder - Consideration of proposed amendments to the text of the City Planning Code adding Section 207.3 which would allow the legalization of all existing unlawful dwelling units in any zoning district, city-wide, within a one-year period, provided that related off-street parking requirements are met through the building permit process. Section 207.3 as proposed waives all

## Item #88.635ET (Cont)

other provisions of the City Planning Code. Public testimony will also be taken concerning the possible physical environmental effects of the proposed TEXT AMENDMENT.

NOTE: This legalization has been withdrawn.

2:30 P.M.

E. REGULAR CALENDAR

5. 88.796C (Gallagher)  
990 COLUMBUS AVENUE, southwest corner of Chestnut Street, Lot 48 in Assessor's Block 65 - Request for authorization of Conditional Use under Section 722.48 for the establishment of a Chinese Music Club, defined as both "Other Entertainment" under Section 790.38 and "Other Institution, Large" under Section 790.50, in the North Beach Neighborhood Commercial District.  
(Continued from Regular Meeting of February 23, 1989)
6. 88.649C (Green)  
624 TARAVAL STREET, north side between 16th and 17th Avenues, Lot 22 in Assessor's Block 2345-A - Request for authorization of Conditional Use to demolish an existing mixed use building containing a second floor dwelling unit and to reduce the residential parking requirements for the new mixed use building to be constructed on the site within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing building and dwelling unit therein and to construct a three-story building containing approximately 1,697 square feet of ground floor retail area, approximately 1,469 square feet of second floor office area and one (1) third floor dwelling unit without the one (1) required off-street parking space on a lot approximately 2,400 square feet in size.  
(Continued from Regular Meeting of February 23, 1989)
7. 88.770C (Casey)  
120 LATHROP AVENUE, southwest corner of Wheeler Avenue, Lot 1 in Assessor's Block 5090 - Request for authorization of Conditional Use to establish a Day Care Center for up to 50 children in an existing church in an RH-1 (House, One-Family) district.  
(Continued from Regular Meeting of February 23, 1989)
8. 88.766D (Hood)  
600 ALVARADO STREET, northwest corner of Castro Street, Lot 52 in Assessor's Block 277 - Request for Discretionary Review of Building Permit Application No. 8815436 to merge five dwelling units into four dwelling units.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
9. 86.346E (Roos)  
665-671 BUSH STREET, south side between Powell Street and Chelsea Place, Lots 11 and 12 in Assessor's Block 285 - Appeal of Preliminary Negative Declaration for a proposed Hotel/Commercial Building

## Item #86.346E (Cont)

involving the demolition of two, one-story buildings containing about 12,095 gross square feet (gsf), and the construction of a 10-story, approximately 102-foot tall building totaling about 62,420 gsf including a 123-room hotel (60,620 gsf) and 1,800 gsf of ground floor retail/restaurant. Eight parking spaces would be provided in a basement level accessible from Anson Place. The project requires Conditional Use authorization.

(Continued from Regular Meeting of March 2, 1989)

## 10. 86.346C

(Blazej)

665-671 BUSH STREET, south side between Powell Street and Chelsea Place, Lots 11 and 12 in Assessor's Block 285 - Request for authorization of Conditional Use to construct an up to 123-room hotel with up to 2,500 square feet of retail space in a 101-foot high building in a C-3-G (Downtown Commercial General) district and a 240-H Height and Bulk District. The project is subject to the C-3-G zoning controls in effect prior to the adoption of the Downtown Plan. A previous project was approved by City Planning Commission Motion No. 10848 to construct 49 residential units, 18,800 square feet of office and retail space and parking for 23 cars.

(Continued from Regular Meeting of March 2, 1989)

## Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
TUESDAY  
MARCH 7, 1989  
ROOM 282, CITY HALL  
4:00 P.M.

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

4:00 P.M.

A. Informational Workshop and discussion on the following matter:

NOTE: No public testimony will be received at this time. This is for informational purposes only and will not involve action on any matters.

Code enforcement/violation abatement in the Department of City Planning -- process, interface with other City agencies, and problems.

Representatives from other City agencies, including the Bureau of Building Inspection, City Attorney's Office, Fire Department, Police Department and Health Department, have been invited to participate in the workshop.

B. Public Comment

NOTE: Public comment will be limited in length to 3 minutes per speaker. The Commission will not act formally on any matters raised.

Adjournment.

SF  
C55

#14  
3/9/89  
addendum

ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MARCH 9, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

MAR 7 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

D. ITEMS TO BE CONTINUED

- 4a. 88.648E (Maltzer)  
200 TARAVAL STREET, northwest corner of 12th Avenue, Lot 37 in Assessor's Block 2341 - Appeal of Preliminary Negative Declaration for the proposed demolition of the existing one-story commercial building, subdivision of lot into three lots, and construction of three, four-story mixed use buildings.  
(Proposed for continuation to March 23, 1989)

CPC 385





NOTE: For updated information on the progress of the Commission, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MARCH 16, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

MAR 13 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

B. DIRECTOR'S REPORT

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. ITEMS TO BE CONTINUED

1. 84.397CC (Blazej)  
345 CALIFORNIA STREET, block bounded by California, Battery, Pine and Sansome Streets, Lots 17, 18, 19, and 20 in Assessor's Block 261 - Consideration of final action on request to Modify the Conditional Use authorized by City Planning Commission Motion No. 10237, adopted on February 14, 1985, approving the use of specified floors in the completed project for a 162-room hotel, rather than the 55 dwelling units originally approved. Condition No. 3(B) of Motion No. 10237 requires the project sponsor to contribute an annual payment for 20 years to the City's Affordable Housing Fund equal to \$1.00 per occupied hotel guest room per day with a minimum payment of \$39,026 annually. The project sponsor seeks to modify this condition to allow a one-time contribution of \$300,000 to the City's Site Acquisition Fund for the construction of affordable housing by non-profit developers. The project is located within the C-3-0

## Item #84.397CC (Cont)

(Downtown Commercial Office) district and a 400-S Height and Bulk District. No physical change is proposed to the project.

(Public Hearing Closed and Continued from Regular Meeting of March 2, 1989)

(Proposed for continuation to April 6, 1989)

NOTE: On February 16, 1989, the Commission passed a motion of intent to approve the request with conditions by a vote of 5-0, Commissioners Dick and Nothenberg absent.

## 2. 88.754EC

(Christie)

540 HAMPSHIRE STREET, west side between Mariposa and 18th Streets, Lot 4 in Assessor's Block 4015 - Appeal of Preliminary Negative Declaration on the proposed renovation of an existing vacant warehouse into a residential re-entry center for State offenders who are residents of San Francisco; no off-street parking spaces would be provided. The project requires Conditional Use authorization by the City Planning Commission at a public hearing.

(Continued from Regular Meeting of February 23, 1989)

(Proposed for continuation to April 13, 1989)

## 3. 88.374EZ

(Skiffer)

Consideration of Permanent Zoning Controls for property bounded by Golden Gate Avenue, Larkin, Hyde and McAllister Streets, including Lots 4, 10, 11, 12, 13, 14, and 15 in Assessor's Block 347 which would reclassify property from a C-3-G (Downtown General Commercial) district to an RC-4 (Residential-Commercial Combined, High Density) district, from an 80-X to an 80-T Height and Bulk District, and amend the boundaries of the North of Market Residential Special Use District to include these properties.

(Proposed for indefinite continuation)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

## 4. 88.649C

(Green)

624 TARAVAL STREET, north side between 16th and 17th Avenues, Lot 22 in Assessor's Block 2345-A - Consideration of final action on request for authorization of Conditional Use to demolish an existing mixed use building containing a second floor dwelling unit and to reduce the residential parking requirements for the new mixed use building to be constructed on the site within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing building and dwelling unit therein and to construct a three-story building containing approximately 1,697 square feet of ground floor retail area, approximately 1,469 square feet of second floor office area and one (1) third floor dwelling unit without the one (1) required off-street parking space on a lot approximately 2,400 square feet in size.

(Public Hearing Closed and Continued from Regular Meeting of March 9, 1989)

NOTE: On March 9, 1989, the Commission passed a motion of intent to disapprove the request by a vote of 5-2, Commissioners Engmann and Hu dissenting.

5. 88.766D (Hood)  
600 ALVARADO STREET, northwest corner of Castro Street, Lot 52 in Assessor's Block 277 - Consideration of final action on Building Permit Application No. 8815436 to merge five dwelling units into four dwelling units.  
(Public Hearing Closed and Continued from Regular Meeting of March 9, 1989)  
NOTE: On March 9, 1989, the Commission passed a motion of intent to approve the application with conditions by a unanimous vote.
6. 86.346C (Blazej)  
665-671 BUSH STREET, south side between Powell Street and Chelsea Place, Lots 11 and 12 in Assessor's Block 285 - Consideration of final action on request for authorization of Conditional Use to construct an up to 123-room hotel with up to 2,500 square feet of retail space in a 101-foot high building in a C-3-G (Downtown Commercial General) district and a 240-H Height and Bulk District. The project is subject to the C-3-G zoning controls in effect prior to the adoption of the Downtown Plan. A previous project was approved by City Planning Commission Motion No. 10848 to construct 49 residential units, 18,800 square feet of office and retail space and parking for 23 cars.  
(Public Hearing Closed and Continued from Regular Meeting of March 9, 1989)  
NOTE: On March 9, 1989, the Commission passed a motion of intent to approve the request by a vote of 4-3, Commissioners Bierman, Engmann and Morales dissenting.

#### F. REGULAR CALENDAR

7. 88.790C (Gallagher)  
1480 ALABAMA STREET, northwest corner of Army Street, Lot 10 in Assessor's Block 4338 - Request for authorization of Conditional Use under Section 303(e) to remove Condition of Approval No. 1 from Resolution No. 9067, which restricts the transfer of ownership of an existing bar in an RH-2 (House, Two-Family) district.  
(Continued from Regular Meeting of February 2, 1989)
8. 88.742C (Green)  
1501 PACIFIC AVENUE, southwest corner of Larkin Street, Lot 1 in Assessor's Block 596 - Request for authorization of Conditional Use to establish an AUTOMOTIVE REPAIR SHOP as defined by Section 790.15 of the City Planning Code within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing automotive service station and to construct a four (4) story mixed use building containing a second floor office, three (3) dwelling units on the third and fourth floors, six (6) off-street parking spaces and an automotive repair shop on the ground floor on a lot approximately 3,100 square feet in size.  
(Continued from Regular Meeting of March 2, 1989)

9. 88.540D (Green)  
3741 BUCHANAN STREET, west side between Beach and North Point Streets, Lots 2 and 3 in Assessor's Block 445-A - Request for Discretionary Review of Building Permit Application Nos. 8810661 and 8810662 to construct a three-story mixed use building with two floors of commercial and one (1) dwelling unit without off-street parking (on Lot 3), and to expand the second floor of the existing building (on Lot 2) in an NC-2 (Small-Scale Neighborhood Commercial) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
10. 88.739D (Berkowitz)  
453 LIBERTY STREET, south side between Sanchez and Noe Streets, Lot 36 in Assessor's Block 3604 - Request for Discretionary Review of Building Permit Application No. 8810197 for the CONSTRUCTION OF A SECOND STORY ADDITION AND FIRST FLOOR REMODELING OF A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of March 2, 1989)

3:00 P.M.

11. 88.674U (Berkowitz)  
184 BEAUMONT AVENUE, east side between Lone Mountain Terrace and Turk Street, Lot 14 in Assessor's Block 986 - Request for Discretionary Review of Building Permit Application No. 8813048 for a rear yard addition and interior remodel of a single family house in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
12. 88.792V (Berkowitz)  
2320-2322 BROADWAY, north side between Steiner and Fillmore Streets, Lot 4 in Assessor's Block 563 - Request for Discretionary Review of Building Permit Application No. 8816719 for the construction of rear yard decks for a two-family house in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.

13. 88.553D (Berkowitz)  
30 GRAYSTONE TERRACE, west side between Pemberton Place and Twin Peaks Boulevard, Lot 5 in Assessor's Block 2705 - Request for Discretionary Review of Building Permit Application No. 8808938 for the construction of a rear yard addition to a two-story above garage single family house in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.



SF  
C55  
#14  
3/23/89

NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION DOCUMENTS DÉPT.  
REGULAR MEETING  
THURSDAY  
MARCH 23, 1989  
ROOM 282, CITY HALL  
1:30 P.M.  
MAR 21 1989  
SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

B. DIRECTOR'S REPORT

1. 85.114EC (Blazej)  
500 BAY STREET at Taylor Street - Informational presentation on the reconstruction of the east and north facades of the Musto Building as required by City Planning Commission Motion No. 11182, Condition No. 1 under Design, as part of the new Hyatt Hotel project.
2. 87.538EAVD (Marsh)  
1555 LOMBARD STREET, 30 AND 30-1/2 BLACKSTONE COURT, within the Blackstone Court Historic District, Lots 3 and 3-H in Assessor's Block 504 - Informational presentation and Status Report on Motion No. 11430 approved by the City Planning Commission on August 18, 1988. No formal action is required.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. ITEMS TO BE CONTINUED

3. 88.648ED (Maltzer)  
200 TARAVAL STREET, northwest corner of 12th Avenue, Lot 37 in Assessor's Block 2341 - Appeal of Preliminary Negative Declaration on the proposed demolition of the existing one-story commercial



## Item #88.648ED (Cont)

building, subdivision of lot into three lots, and construction of three, four-story mixed use buildings.

(Continued from Regular Meeting of March 9, 1989)

(Proposed for continuation to March 30, 1989)

## 4. 89.025ES

(Christie)

MEADE AVENUE, west side of Jennings Street, Lot 84 in Assessor's Block 4991 - Appeal of Preliminary Negative Declaration on the proposed subdivision of an existing single parcel into 29 lots; no new construction is proposed; project includes construction of a "U"-shaped street from Meade Avenue to service the proposed lots; subdivision requires approval by the Board of Supervisors.

(Proposed for continuation to April 6, 1989)

## 5. 88.796C

(Gallagher)

990 COLUMBUS AVENUE, southwest corner of Chestnut Street, Lot 48 in Assessor's Block 65 - Request for authorization of Conditional Use under Section 722.48 for the establishment of a Chinese Music Club, defined as both "Other Entertainment" under Section 790.38 and "Other Institution, Large" under Section 790.50, in the North Beach Neighborhood Commercial District.

(Continued from Regular Meeting of March 9, 1989)

(Proposed for continuation to April 6, 1989)

## 6.

(Arce)

Consideration of proposed revised Residential Design Guidelines to be used by the Department of City Planning in the review of residential projects in height districts of 40 feet or less.

(Continued from Regular Meeting of February 2, 1989)

(Proposed for continuation to a later date)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

## 7. 88.674U

(Berkowitz)

184 BEAUMONT AVENUE, east side between Lone Mountain Terrace and Turk Street, Lot 14 in Assessor's Block 986 - Consideration of final action on a request for authorization as an exception under the Neighborhood Conservation Interim Controls for a Tier 3 project (Building Permit Application No. 8813048). The proposal is a rear yard addition and interior remodel of a single family house in an RH-2 (House, Two-Family) district.

(Public Hearing Closed and Continued from Regular Meeting of March 16, 1989)

NOTE: On March 16, 1989, the Commission passed a motion of intent to approve the request with modifications by a vote of 5-2, Commissioners Boldridge and Karasick dissenting.

## 8. 88.792V

(Berkowitz)

2320-2322 BROADWAY, north side between Steiner and Fillmore Streets, Lot 4 in Assessor's Block 563 - Consideration of final action on a request for authorization as an exception under the Neighborhood Conservation Interim Controls for a Tier 3 project (Building Permit



## Item #88.792V (Cont)

Application No. 8816719). The proposal is to construct rear yard decks for a two-family house in an RH-1 (House, One-Family) district. (Public Hearing Closed and Continued from Regular Meeting of March 16, 1989)

NOTE: On March 16, 1989, the Commission passed a motion of intent to approve the request with modifications by a unanimous vote.

F. REGULAR CALENDAR

9. 88.374EZ (Skiffer)  
Consideration of Permanent Zoning Controls for property bounded by Golden Gate Avenue, Larkin, Hyde and McAllister Streets, including Lots 4, 10, 11, 12, 13, 14, and 15 in Assessor's Block 347 which would reclassify property from a C-3-G (Downtown General Commercial) district to an RC-4 (Residential-Commercial Combined, High Density) district, from an 80-X to an 80-T Height and Bulk District, and amend the boundaries of the North of Market Residential Special Use District to include these properties.  
(Continued from Regular Meeting of March 16, 1989)  
NOTE: The staff will give a status report on the study. No formal Commission action will be taken.
10. 88.793CV (Hood)  
192-196 LAIDLEY STREET AND 97 MIGUEL STREET, between Harry and Fairmount Streets, Lot 24-B in Assessor's Block 6665 - Request for authorization of Conditional Use to expand three of four existing legal nonconforming dwelling units in an RH-1 (House, One-Family) district. A variance to the rear yard requirement is also requested to create one additional off-street parking space in the required rear yard.
11. 88.793CV (Hood)  
192-196 LAIDLEY STREET AND 97 MIGUEL STREET, between Harry and Fairmount Streets, Lot 24-B in Assessor's Block 6665 - Request for REAR YARD AND GARAGE DOOR WIDTH/CURB CUT VARIANCES for a proposal to demolish an existing two-car garage and to replace it with a new three-car garage at the rear of the subject through lot in an RH-1 (House, One-Family) district.

3:00 P.M.

12. 88.735D (Nixon)  
119 ORTEGA STREET, south side between 8th and 9th Avenues, Lot 21 in Assessor's Block 2126 - Request for Discretionary Review of Building Permit Application No. 8807632 proposing a two-bedroom, one-bath roof-top addition to the existing one story over garage single family structure in an RH-1 (House, One-Family) district within a 40-X Height and Bulk District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of February 23, 1989)

13. 87.419D (Nixon)  
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Request for Discretionary Review of Building Permit Application No. 8702602 for the construction of a four-story, three residential unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of February 23, 1989)

NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.

14. 88.677ECV (Miller)  
565 GROVE STREET, south side between Laguna and Octavia Streets, a through lot to Ivy Street, Lot 17 in Assessor's Block 807 - Request for authorization of Conditional Use to construct a 75-bed Residential Care Facility for the elderly, also requiring a variance of the rear yard provisions of the City Planning Code, in an RM-1 (Mixed Residential, Low Density) district and a 50-X Height and Bulk District.  
(Continued from Regular Meeting of February 2, 1989)

4:00 P.M.

15. 89.004C (Green)  
3913 - 24TH STREET, south side between Noe and Sanchez Streets, Lot 39 in Assessor's Block 6508 - Request for authorization of Conditional Use to add live comedy performances defined as OTHER ENTERTAINMENT by Section 790.38 of the City Planning Code to an existing restaurant within the 24th Street/Noe Valley Neighborhood Commercial District. The proposal is to install theater lighting and a stage in the rear dining area of the existing COURTYARD CAFE to provide live stand-up comedy performances to approximately 50 patrons three nights a week. The restaurant will remain open during performances.
16. 89.005C (Green)  
3327 - 26TH STREET, south side between Capp Street and South Van Ness Avenue, Lot 23 in Assessor's Block 6571 - Request for authorization of Conditional Use to reduce the residential parking requirements for an existing residential building within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to legalize a basement dwelling unit by eliminating one (1) required off-street parking space to allow for a total of four (4) lawful dwelling units without any parking provisions on a lot approximately 2,875 square feet in size.
17. 88.788C (Casey)  
476 FAIR OAKS STREET, between 25th and 26th Streets, Lot 38 in Assessor's Block 6534 - Request for authorization of Conditional Use to expand an existing Residential Care Facility from 12 to 25 residents, by adding a four-bedroom addition in an RH-3 (House, Three-Family) district.

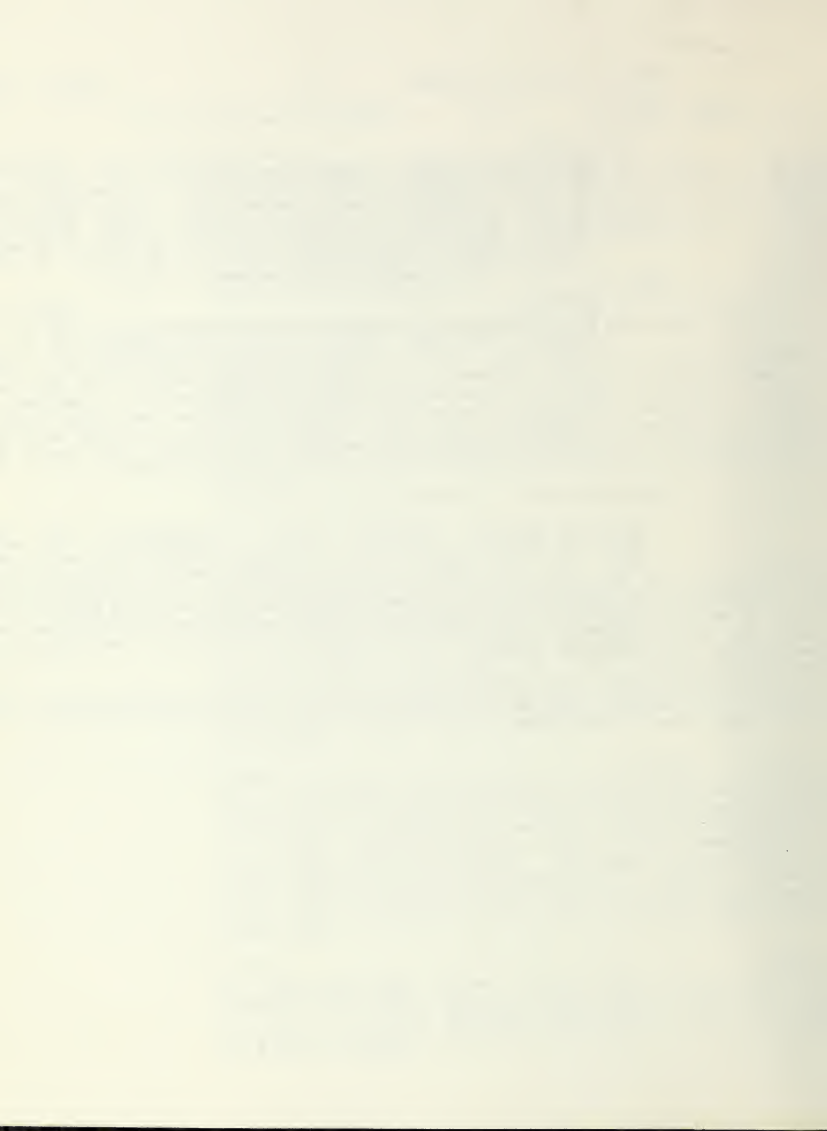
5:00 P.M.

18. 88.761CV (McDonald)  
897 CALIFORNIA STREET, southeast corner of Powell Street, Lot 16 in Assessor's Block 256 - Request for authorization of Conditional Use to permit CONSTRUCTION OF A 121-FOOT HIGH, 16-UNIT RESIDENTIAL BUILDING (ALTERNATIVE A) OR A 90-FOOT HIGH, 16-UNIT RESIDENTIAL BUILDING (ALTERNATIVE B) EXCEEDING A HEIGHT OF 40 FEET in an RM-4 (Mixed Residential, High Density) district and the Nob Hill Special Use District with a Height and Bulk designation of 65-A.
19. 88.761CV (McDonald)  
897 CALIFORNIA STREET, southeast corner of Powell Street, Lot 16 in Assessor's Block 256 - Request for Rear Yard Variance for a new 90-foot high, 16-unit residential building (Alternative B) on the subject property in an RM-4 (Mixed Residential, High Density) district with a Height and Bulk designation of 65-A. A portion of the first basement parking level, ground floor and second through sixth floors would extend to the rear property line and would be within the required rear yard area. The Planning Code requires an open and unobstructed rear yard of 31 feet of lot depth.

## Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.



ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MARCH 23, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

MAR 21 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

B. DIRECTOR'S REPORT

- 2a. 87.081CPCP (Skiffer)  
654 GREAT HIGHWAY, Assessor's Block 1595 - Informational presentation on the status of development under Conditional Use and Coastal Permit authorization for completion of Parcel Three of the Ocean Beach Planned Unit Development.

CPC 389



NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MARCH 30, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

MAR 31 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

B. DIRECTOR'S REPORT

1.

(Kessler)

Consideration of Resolution authorizing the Director of Planning to submit a Supplemental Appropriation Request for Fiscal Year 1988-89 to reallocate funds from the non-salary account to the salary account to cover an expected salary account shortfall.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. ITEMS TO BE CONTINUED

2. 88.796C

(Gallagher)

990 COLUMBUS AVENUE, southwest corner of Chestnut Street, Lot 48 in Assessor's Block 65 - Request for authorization of Conditional Use under Section 722.48 for the establishment of a Chinese Music Club, defined as both "Other Entertainment" under Section 790.38 and "Other Institution, Large" under Section 790.50, in the North Beach Neighborhood Commercial District.

(Continued from Regular Meeting of March 23, 1989)

(Proposed for continuation to April 13, 1989)

3. 89.044C (Green)  
2014 CLEMENT STREET, north side between 21st and 22nd Avenues, Lot 16 in Assessor's Block 1412 - Request for authorization of Conditional Use to allow demolition of an existing second floor dwelling unit and a reduction of the required off-street parking for new dwelling units within the Outer Clement Street Neighborhood Commercial District. The proposal is to demolish the existing two-story building containing ground floor commercial area and a second floor dwelling unit and to construct a three (3) story mixed use building with ground floor commercial, second floor offices, and two dwelling units on the third floor without required off-street residential parking on a lot approximately 2,500 square feet in size.  
(Proposed for indefinite continuation)

E. REGULAR CALENDAR

4. 88.648ED (Maltzer)  
200 TARAVAL STREET, northwest corner of 12th Avenue, Lot 37 in Assessor's Block 2341 - Appeal of Preliminary Negative Declaration on the proposed demolition of the existing one-story commercial building, subdivision of lot into three lots, and construction of three, four-story mixed use buildings.  
(Continued from Regular Meeting of March 23, 1989)
5. 88.742C (Green)  
1501 PACIFIC AVENUE, southwest corner of Larkin Street, Lot 1 in Assessor's Block 596 - Request for authorization of Conditional Use to establish an AUTOMOTIVE REPAIR SHOP as defined by Section 790.15 of the City Planning Code within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing automotive service station and to construct a four (4) story mixed use building containing a second floor office, three (3) dwelling units on the third and fourth floors, six (6) off-street parking spaces and an automotive repair shop on the ground floor on a lot approximately 3,100 square feet in size.  
(Continued from Regular Meeting of March 16, 1989)
6. 89.031C (Green)  
2550 IRVING STREET, between 26th and 27th Avenues, Lot 38 in Assessor's Block 1724 and Lots 47, 48, and 49 in Assessor's Block 1781 - Request for authorization of Conditional Use to expand the floor area of the existing San Francisco Police Credit Union, resulting in total floor area in excess of 4,000 square feet, and to increase the amount of off-street parking within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to create second story floor area within the existing two-story building envelope, increasing the total floor area by approximately 1,712 square feet, and to restrip the existing parking lot on the south side of Irving Street, across from the Credit Union, resulting in three (3) additional parking spaces.



7. 88.579EAXC (Badiner)  
166 THE EMBARCADERO, west side of The Embarcadero between Mission and Howard Streets with frontage on Steuart Street, Lot 7 in Assessor's Block 3715 - Request for authorization of Conditional Use to remove 38 dwelling units and to replace them at 351 Turk Street; Request for Section 309 (Downtown Plan) review; and Request for a Permit to Alter a Category II Significant Building in a C-3-0 (Downtown Commercial Office) district and an 84-X Height and Bulk District. The project proposes the demolition and replacement of the Steuart Street portion of The Embarcadero YMCA to improve and upgrade the recreational and hotel facilities. The exterior of The Embarcadero facade would be rehabilitated. The project does not add more than 50,000 square feet of hotel or office space and is not subject to the Child Care Requirements of Section 314 of the City Planning Code. The case report is available at the Zoning Information Counter at 450 McAllister Street.

3:00 P.M.

8. 88.736D (Berkowitz)  
282 RIPLEY STREET, south side between Alabama Street and Peralta Avenue, Lot 41 in Assessor's Block 5550 - Request for Review under the Bernal Heights Special Use District Controls of Building Permit Application No. 8816369 for the construction of a two-story above garage single family house in an RH-2 (House, Two-Family) district and in the Bernal Heights Special Use District.
9. 88.740D (Berkowitz)  
3621 DIVISADERO STREET, west side between Beach and North Point Streets, Lot 1-F in Assessor's Block 919 - Request for Discretionary Review of Building Permit Application No. 8813036 for the CONSTRUCTION OF A SECOND STORY ADDITION, SEISMIC AND STRUCTURAL IMPROVEMENTS AND REMODELING OF A SINGLE FAMILY HOUSE in an RM-3 (Mixed Residential, Medium Density) district.  
a) Consideration of Discretionary Review.  
b) Discretionary Review hearing.

NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.

4:30 P.M.

10. 88.761CV (McDonald)  
897 CALIFORNIA STREET, southeast corner of Powell Street, Lot 16 in Assessor's Block 256 - Request for authorization of Conditional Use to permit CONSTRUCTION OF A 121-FOOT HIGH, 16-UNIT RESIDENTIAL BUILDING (ALTERNATIVE A) OR A 90-FOOT HIGH, 16-UNIT RESIDENTIAL BUILDING (ALTERNATIVE B) EXCEEDING A HEIGHT OF 40 FEET in an RM-4 (Mixed Residential, High Density) district and the Nob Hill Special Use District with a Height and Bulk designation of 65-A.  
(Continued from Regular Meeting of March 23, 1989)

11. 88.761CV (McDonald)  
897 CALIFORNIA STREET, southeast corner of Powell Street, Lot 16 in Assessor's Block 256 - Request for Rear Yard Variance for a new 90-foot high, 16-unit residential building (Alternative B) on the subject property in an RM-4 (Mixed Residential, High Density) district with a Height and Bulk designation of 65-A. A portion of the first basement parking level, ground floor and second through sixth floors would extend to the rear property line and would be within the required rear yard area. The Planning Code requires an open and unobstructed rear yard of 31 feet of lot depth.  
(Continued from Regular Meeting of March 23, 1989)

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

5F  
55  
14  
6/89

NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
THURSDAY  
APRIL 6, 1989  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

APR 8 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:00 P.M.

SPECIAL CALENDAR

Informational presentation on the following projects which are competing in the Annual Office Limitation Program.

NOTE: This is for informational purposes only and will not involve formal action on any matters. No public comment will be received at this time.

87.613BXH - 150 CALIFORNIA STREET  
86.738X - 222 - 2ND STREET  
84.199BX - 524 HOWARD STREET  
85.414BX - 101 - 2ND STREET

Adjournment.

-----

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
APRIL 6, 1989  
ROOM 282, CITY HALL  
2:30 P.M.

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

2:30 P.M.A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

B. DIRECTOR'S REPORTC. COMMISSIONERS' QUESTIONS AND MATTERSD. ITEMS TO BE CONTINUED

1. 89.099C (Casey)  
1735 FRANKLIN STREET, west side between California and Sacramento Streets, Lot 2 in Assessor's Block 641 - Request for authorization of Conditional Use to convert a single family residence (Designated Landmark No. 126), currently being used as law offices, into group housing with nine bedrooms in an RH-2 (House, Two-Family) district.  
(Proposed for continuation to April 13, 1989)
2. 88.637D (Berkowitz)  
1173 VALLEJO STREET, south side between Leavenworth and Jones Streets, Lot 59 in Assessor's Block 151 - Request for Discretionary Review of Building Permit Application No. 8807285 for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of March 2, 1989)  
(Proposed for continuation to April 20, 1989)

E. REGULAR CALENDAR

3. 88.739D (Berkowitz)  
453 LIBERTY STREET, south side between Sanchez and Noe Streets, Lot 36 in Assessor's Block 3604 - Discretionary Review of Building Permit Application No. 8810197 for the CONSTRUCTION OF A SECOND STORY ADDITION AND FIRST FLOOR REMODELING OF A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.  
(Continued from Regular Meeting of March 2, 1989)
4. 88.810D (Berkowitz)  
2620 JACKSON STREET, south side between Scott and Pierce Streets, Lot 15 in Assessor's Block 585 - Request for Discretionary Review of Building Permit Application No. 8818894 for the CONSTRUCTION OF A REAR YARD ADDITION in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing.

5. 88.382DV (Berkowitz)  
2550 GREENWICH STREET, north side between Scott and Divisadero Streets, Lot 32 in Assessor's Block 937 - Request for Discretionary Review of Building Permit Application No. 8716185 for the CONSTRUCTION OF A THREE-STORY SINGLE FAMILY DWELLING in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.

4:00 P.M.

6. 88.788C (Casey)  
476 FAIR OAKS STREET, between 25th and 26th Streets, Lot 38 in Assessor's Block 6534 - Request for authorization of Conditional Use to expand an existing Residential Care Facility from 12 to 25 residents, by adding a four-bedroom addition in an RH-3 (House, Three-Family) district.  
(Continued from Regular Meeting of March 23, 1989)
7. 89.063C (Green)  
551 TARAVAL STREET, southeast corner of 16th Avenue, Lot 27 in Assessor's Block 2410 - Request for authorization of Conditional Use to establish a SMALL SELF-SERVICE RESTAURANT as defined by Section 790.91 of the City Planning Code within an NC-2 (Small-Scale Neighborhood Commercial) district and Taraval Street Restaurant and Fast Food Subdistrict. The proposal is to add a sandwich preparation and seating area occupying approximately 300 square feet with seating for up to 16 persons within a retail store with a total area of approximately 1,800 square feet.
8. 89.025ES (Christie)  
MEADE AVENUE, west side of Jennings Street, Lot 84 in Assessor's Block 4991 - Appeal of Preliminary Negative Declaration on the proposed subdivision of an existing single parcel into 29 lots; no new construction is proposed; project includes construction of a "U"-shaped street from Meade Avenue to service the proposed lots; subdivision requires approval by the Board of Supervisors.  
(Continued from Regular Meeting of March 23, 1989)
9. 89.025ES (Hood)  
MEADE AVENUE, west side of Jennings Street, Lot 84 in Assessor's Block 4991 - Review for consistency with the Master Plan of a twenty-nine lot subdivision in an RH-2 (House, Two-Family) district.  
(Joint hearing with the Department of Public Works)

5:30 P.M.

10. 88.807L (Marsh)  
FRANCIS "LEFTY" O'DOUL/THIRD STREET BRIDGE, located in between Lot 5 in Assessor's Block 3803 and Lot 1 in Assessor's Block 3813; Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Francis "Lefty" O'Doul/Third Street Bridge as a Landmark, pursuant to Article 10 of the City Planning Code.
11. 88.753L (Marsh)  
700-768 - 7TH STREET (BAKER AND HAMILTON BUILDING), south side between King and Townsend Streets, Lot 1 in Assessor's Block 3799; Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Baker and Hamilton Building as a Landmark, pursuant to Article 10 of the City Planning Code.

## Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.



8F  
55  
14  
3/89

NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

== NOTICE OF MEETING  
AND CALENDAR  
OF THE  
-- SAN FRANCISCO  
-- CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
== APRIL 13, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

APR 11 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

B. DIRECTOR'S REPORT

1. 88.685EFTZCV (Skiffer)  
1045 CAPP STREET, east side between 25th and 26th Streets, through lot to Cypress Street, Lot 46 in Assessor's Block 6527 in an RM-1 (Mixed Residential, Low Density) district proposed for an RM-2 (Mixed Residential, Moderate Density) district and a 50-X Height and Bulk District - Consideration of Resolution of Intent to initiate an amendment to the text of the City Planning Code to provide for a Capp Street Affordable Housing Special Use District in which there would be a density bonus with Conditional Use authorization for developments containing low and moderate income units.  
NOTE: A public hearing is proposed for May 4, 1989.
2. 85.135C (Blazej)  
900 GREEN STREET, at Taylor Street - Staff Report on proposals to bring the 900 Green Street project into compliance with Conditions of Approval of Motion No. 10418.
3. 87.081CPCP (Blazej)  
654 GREAT HIGHWAY, Assessor's Block 1595 - Informational presentation on the proposed design guidelines for residential development of Parcel Three of the Ocean Beach Planned Unit Development.

21. 88.579EAXC (Badiner)  
166 THE EMBARCADERO, west side of The Embarcadero between Mission and Howard Streets with frontage on Steuart Street, Lot 7 in Assessor's Block 3715 - Request for authorization of Conditional Use to remove 38 dwelling units and to replace them at 351 Turk Street; Request for Section 309 (Downtown Plan) review; and Request for a Permit to Alter a Category II Significant Building in a C-3-0 (Downtown Commercial Office) district and an 84-X Height and Bulk District. The project proposes the demolition and replacement of the Steuart Street portion of The Embarcadero YMCA to improve and upgrade the recreational and hotel facilities. The exterior of The Embarcadero facade would be rehabilitated. The project does not add more than 50,000 square feet of hotel or office space and is not subject to the Child Care Requirements of Section 314 of the City Planning Code.  
(Continued from Regular Meeting of March 30, 1989)

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.



9. 88.754EC (Christie)  
540 HAMPSHIRE STREET, west side between Mariposa and 18th Streets, Lot 4 in Assessor's Block 4015 - Appeal of Preliminary Negative Declaration on the proposed renovation of an existing vacant warehouse into a residential re-entry center for State offenders who are residents of San Francisco; no off-street parking spaces would be provided. The project requires Conditional Use authorization by the City Planning Commission at a public hearing.  
(Continued from Regular Meeting of March 16, 1989)  
NOTE: The project has been withdrawn.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

10. 84.397CC (Blazej)  
345 CALIFORNIA STREET, block bounded by California, Battery, Pine and Sansome Streets, Lots 17, 18, 19, and 20 in Assessor's Block 261 - Consideration of final action on the request to Modify the Conditional Use authorized by City Planning Commission Motion No. 10237, adopted on February 14, 1985, approving the use of specified floors in the completed project for a 162-room hotel, rather than the 55 dwelling units originally approved. Condition No. 3(B) of Motion No. 10237 requires the project sponsor to contribute an annual payment for 20 years to the City's Affordable Housing Fund equal to \$1.00 per occupied hotel guest room per day with a minimum payment of \$39,026 annually. The project sponsor seeks to modify this condition to allow a one-time contribution of \$300,000 to the City's Site Acquisition Fund for the construction of affordable housing by non-profit developers. The project is located within the C-3-0 (Downtown Commercial Office) district and a 400-S Height and Bulk District. No physical change is proposed to the project.  
(Public Hearing Closed and Continued from Regular Meeting of March 16, 1989)  
NOTE: On February 16, 1989, the Commission passed a motion of intent to approve the request with conditions by a vote of 5-0, Commissioners Dick and Nothenberg absent.
11. 88.739D (Berkowitz)  
453 LIBERTY STREET, south side between Sanchez and Noe Streets, Lot 36 in Assessor's Block 3604 - Consideration of final action on Building Permit Application No. 8810197 for the CONSTRUCTION OF A SECOND STORY ADDITION AND FIRST FLOOR REMODELING OF A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.  
(Public Hearing Closed and Continued from Regular Meeting of April 6, 1989)  
NOTE: On April 6, 1989, the Commission passed a motion of intent to approve the application by a vote of 4-3, Commissioners Bierman, Dick and Morales dissenting.

12. 88.810D (Berkowitz)  
2620 JACKSON STREET, south side between Scott and Pierce Streets, Lot 15 in Assessor's Block 585 - Consideration of final action on Building Permit Application No. 8818894 for the CONSTRUCTION OF A

C. COMMISSIONERS' QUESTIONS AND MATTERSD. ITEMS TO BE CONTINUED

4. 88.790C (Gallagher)  
1480 ALABAMA STREET, northwest corner of Army Street, Lot 10 in Assessor's Block 4338 - Request for authorization of Conditional Use under Section 303(e) to remove Condition of Approval No. 1 from Resolution No. 9067, which restricts the transfer of ownership of an existing bar in an RH-2 (House, Two-Family) district.  
(Continued from Regular Meeting of March 16, 1989)  
(Proposed for continuation to June 1, 1989)
5. 87.613BXH (Badiner)  
150 CALIFORNIA STREET, northeast corner of California and Front Streets, Lots 3, 4, and 5 in Assessor's Block 236 - Request for Project Authorization for 206,900 gsf of office space; Request for a Permit to Alter a Category I Preservation Building (Marine Building, 158 California Street); and Request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-0 (Downtown Office) district and within 75-X and 350-S Height and Bulk Districts. The western portion of the site (Lot 5, portion of Lot 4) is in the California Street/Front Street Conservation District.  
(Proposed for continuation to April 20, 1989)
6. 84.199BX (Badiner)  
524 HOWARD STREET, north side of Howard Street between First and Second Streets, Lot 13 in Assessor's Block 3721 - Request for Project Authorization for 199,965 gsf of office space; and Request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-0(SD) (Downtown Office, Special Development) district and a 450-S Height and Bulk District.  
(Proposed for continuation to April 20, 1989)
7. 85.414BX (Badiner)  
101 - 2ND STREET, southeast corner of Second and Mission Streets, Lots 72, 73, 74, and 75 in Assessor's Block 3721 - Request for Project Authorization for 393,567 gsf of office space; and Request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-0 (Downtown Office) district and 150-S and 500-S Height and Bulk Districts. A portion of the site (Lot 72) is in the New Montgomery Street/2nd Street Conservation District.  
(Proposed for continuation to April 20, 1989)
8. 86.73BX (Badiner)  
222 - 2ND STREET, southwest corner of Second and Howard Streets, Lots 1, 4, and 53 in Assessor's Block 3735 - Request for Project Authorization for 220,250 gsf of office space; and Request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-0(SD) (Downtown Office, Special Development) district and 150-S and 350-S Height and Bulk Districts.  
(Proposed for continuation to April 20, 1989)

## Item #88.546ECV (Cont)

office space and five dwelling units on the upper floors, with six off-street parking spaces provided, after demolition of the existing retail/residential building.

(Continued from Regular Meeting of March 2, 1989)

## 17. 88.546ECV (Green)

1131 IRVING STREET, south side between 12th and Funston Avenues, Lot 43 in Assessor's Block 1767 - Request for authorization of Conditional Use to allow demolition of an existing building containing two second floor dwelling units in an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing two-story building with ground floor commercial area and two dwelling units above and to construct a four-story mixed use building with approximately 1,100 square feet of ground floor commercial area, six (6) off-street parking spaces, approximately 2,700 square feet of office space on the second floor, and a total of five (5) dwelling units on the third and fourth floors on a lot approximately 5,000 square feet in size.

(Continued from Regular Meeting of March 2, 1989)

## 18. 88.546ECV (Green)

1131 IRVING STREET, south side between 12th and Funston Avenues, Lot 43 in Assessor's Block 1767 - Request for Rear Yard Variance to demolish an existing building and to construct a four-story mixed use building in an NC-2 (Small-Scale Neighborhood Commercial) district. The project proposes an open rear yard approximately 18 feet in width by approximately 71 feet in length along the westerly property line at the second floor and above.

(Continued from Regular Meeting of March 2, 1989)

5:30 P.M.

## 19. 88.650ECV (Miller)

1654-1658 KIRKWOOD AVENUE, north side between Phelps and Newhall Streets, Lots 17 and 18 in Assessor's Block 5279 - Request for authorization of Conditional Use for COMMUNITY FACILITY (San Francisco Senators' Learning Awareness Center), with a residential care facility component and off-street parking exceeding the requirements of the City Planning Code, in an RH-2 (House, Two-Family) district.

## 20. 88.650ECV (Miller)

1654-1658 KIRKWOOD AVENUE, north side between Phelps and Newhall Streets, Lots 17 and 18 in Assessor's Block 5279 - Request for Rear Yard Variance for a four-story building to house the San Francisco Senators' Learning Awareness Center in an RH-2 (House, Two-Family) district. It would be approximately 40 feet high, three stories over a ground floor garage.

## Item #88.810D (Cont)

REAR YARD ADDITION in an RH-1 (House, One-Family) district.  
(Public Hearing Closed and Continued from Regular Meeting of  
April 6, 1989)

NOTE: On April 6, 1989, the Commission passed a motion of intent to  
approve the application with changes by a vote of 6-1, Commissioner  
Engmann dissenting.

3:00 P.M.

F. REGULAR CALENDAR

13. 89.158R (Kohlstrand)  
TRANSPORTATION EXPENDITURE PLAN FOR THE 1/2% SALES TAX PROPOSITION -  
Consideration of Resolution to endorse the Transportation Expenditure  
Plan proposed to be put before the voters of the City and County of  
San Francisco in November 1989. The Transportation Expenditure Plan  
will include a prioritized list of essential transportation projects  
within San Francisco City and County and a recommendation on whether  
to adopt a retail transactions and use tax (sales tax) of 1/2% to  
fund projects identified in the Plan. This is a city-wide project.  
Expenditure of funds is proposed in the following transportation  
categories: Transit, Streets and Traffic Safety, Paratransit,  
and Transportation Systems Management. Copies of the Draft  
Transportation Expenditure Plan are available to the general public  
at 450 McAllister Street, 4th Floor.
14. 88.553D (Berkowitz)  
30 GRAYSTONE TERRACE, west side between Pemberton Place and Twin  
Peaks Boulevard, Lot 5 in Assessor's Block 2705 - Request for  
exception under the Neighborhood Conservation Interim Controls as a  
Tier 3 project of Building Permit Application No. 8808938 for the  
construction of a rear yard addition to a two-story above garage  
single family house in an RH-1 (House, One-Family) district.
15. 89.099C (Casey)  
1735 FRANKLIN STREET, west side between California and Sacramento  
Streets, Lot 2 in Assessor's Block 641 - Request for authorization of  
Conditional Use to convert a single family residence (Designated  
Landmark No. 126), currently being used as law offices, into group  
housing with nine bedrooms in an RH-2 (House, Two-Family) district.  
(Continued from Regular Meeting of April 6, 1989)

NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.

4:15 P.M.

16. 88.546ECV (Christie)  
1131 IRVING STREET, south side between 12th and Funston Avenues,  
Lot 43 in Assessor's Block 1767 - Appeal of Preliminary Negative  
Declaration on the proposed construction of a four-story mixed use  
building which would contain ground floor retail use, second floor

ADDENDUM

DOCUMENTS DEPT.

APR 13 1989

SAN FRANCISCO  
PUBLIC LIBRARY

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
APRIL 13, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

D. ITEMS TO BE CONTINUED

- 9a. 88.796C (Gallagher)  
990 COLUMBUS AVENUE, southwest corner of Chestnut Street, Lot 48 in Assessor's Block 65 - Request for authorization of Conditional Use under Section 722.48 for the establishment of a Chinese Music Club, defined as both "Other Entertainment" under Section 790.38 and "Other Institution, Large" under Section 790.50, in the North Beach Neighborhood Commercial District.  
(Continued from Regular Meeting of March 30, 1989)  
NOTE: The project has been withdrawn.

CPC 398



6F  
55  
14  
20/89

NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
APRIL 20, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

APR 18 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

B. DIRECTOR'S REPORT

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. ITEMS TO BE CONTINUED

1. (Arce)  
Consideration of proposed revised Residential Design Guidelines to be used by the Department of City Planning in the review of residential projects in height districts of 40 feet or less.  
(Continued from Regular Meeting of March 23, 1989)  
(Proposed for continuation to a later date)
2. 88.648ED (Maltzer)  
200 TARAVAL STREET, northwest corner of 12th Avenue, Lot 37 in Assessor's Block 2341 - Appeal of Preliminary Negative Declaration on the proposed demolition of the existing one-story commercial building, subdivision of lot into three lots, and construction of three, four-story mixed use buildings.  
(Continued from Regular Meeting of March 30, 1989)  
(Proposed for continuation to May 4, 1989)



20. 89.093D (Berkowitz)  
200 GUTTENBERG STREET, southeast corner of Brunswick Street, Lot 1 in  
Assessor's Block 6489 - Request for Discretionary Review of Building  
Permit Application No. 8811659 for the CONSTRUCTION OF A THREE-STORY  
SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

7:00 P.M.

21. 86.505E AND 85.463E (Oshima)  
Mission Bay Draft Environmental Impact Report/South of Market Plan  
Draft Environmental Impact Report - A public hearing on the Draft  
Supplements published on March 17, 1989 for these two Draft  
Environmental Impact Reports. Comments should be confined to the  
contents of the Draft Supplements, which address only additional  
cumulative impacts potentially generated by a proposed stadium and  
public arena. This is not a hearing on a Downtown Stadium  
Environmental Impact Report, nor on the merits of such a proposal; a  
Downtown Stadium/Arena will be subject to a separate set of public  
hearings at a later date.

Adjournment.

NOTE: OFFICE DEVELOPMENT LIMITATION PROGRAM -

The Commission will consider four projects during three public hearings as listed below:

April 20, 1989	Project Sponsors' Presentations and Commission Questions
May 4, 1989	Public Testimony
May 11, 1989	Certification of Project Environmental Impact Reports, Commission Consideration and Action

The Commission encourages that written testimony be sent to the Department prior to May 4, 1989.

Drawings and models for the projects will be available for public review at the Department (Sixth Floor, 450 McAllister Street) from 10:00 a.m. to 4:00 p.m. during the week of April 23, 1989 (see schedule below).

150 California Street	April 24, 1989
524 Howard Street	April 25, 1989
101 - 2nd Street	April 26, 1989
222 - 2nd Street	April 27, 1989



## Item #88.553D (Cont)

to a two-story above garage single family house in an RH-1 (House, One-Family) district.

(Public Hearing Closed and Continued from Regular Meeting of April 13, 1989)

NOTE: On April 13, 1989, the Commission passed a motion of intent to approve the request with modifications by a vote of 6-1, Commissioner Karasick dissenting.

**F. REGULAR CALENDAR**

NOTE: The following items are subject to the Office Development Limitation Program. Today's hearings will involve project sponsors' presentations and Commission questions. Please see note at end of Calendar for more information.

7. 87.6138XH (Badiner)  
150 CALIFORNIA STREET, northeast corner of California and Front Streets, Lots 3, 4, and 5 in Assessor's Block 236 - Request for Project Authorization for 206,900 gsf of office space; Request for a Permit to Alter a Category I Preservation Building (Marine Building, 158 California Street); and Request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-0 (Downtown Office) district and within 75-X and 350-S Height and Bulk Districts. The western portion of the site (Lot 5, portion of Lot 4) is in the California Street/Front Street Conservation District.  
(Continued from Regular Meeting of April 13, 1989)
8. 84.1998X (Badiner)  
524 HOWARD STREET, north side of Howard Street between First and Second Streets, Lot 13 in Assessor's Block 3721 - Request for Project Authorization for 199,965 gsf of office space; and Request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-0(SD) (Downtown Office, Special Development) district and a 450-S Height and Bulk District.  
(Continued from Regular Meeting of April 13, 1989)
9. 85.414BX (Badiner)  
101 - 2ND STREET, southeast corner of Second and Mission Streets, Lots 72, 73, 74, and 75 in Assessor's Block 3721 - Request for Project Authorization for 393,567 gsf of office space; and Request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-0 (Downtown Office) district and 150-S and 500-S Height and Bulk Districts. A portion of the site (Lot 72) is in the New Montgomery Street/2nd Street Conservation District.  
(Continued from Regular Meeting of April 13, 1989)



15. 89.064CV (Gallagher)  
131 FRANKLIN STREET, northwest corner of Hickory Street, Lot 2 in Assessor's Block 833 - Request for Rear Yard Variance for the addition of three stories to an existing structure of two stories with mezzanine and full basement which covers 100% of the lot on all stories in the Hayes-Gough Neighborhood Commercial District. A retail use is proposed to occupy the basement, ground, mezzanine, second and third stories, and two residential units are proposed for the fourth and fifth floors.
16. 88.677ECV (Miller)  
565 GROVE STREET, south side between Laguna and Octavia Streets, a through lot to Ivy Street, Lot 17 in Assessor's Block 807 - Request for authorization of Conditional Use to construct a 75-bed Residential Care Facility for the elderly, also requiring a variance of the rear yard provisions of the City Planning Code, in an RM-1 (Mixed Residential, Low Density) district and a 50-X Height and Bulk District.  
(Continued from Regular Meeting of March 23, 1989)

5:30 P.M.

17. 89.132D (Montana)  
61-63 MOSS STREET, west side between Howard and Folsom Streets in the South of Market area of the city, Lot 62 in Assessor's Block 3931 - Request for Discretionary Review of Building Permit Application No. 8903893 for the conversion of two dwelling units to group housing use. The project lies within an RM-2 (Mixed Residential, Moderate Density) district which is proposed to be rezoned to a RED (Residential Enclave) District within which group housing would be a Conditional Use.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
18. 88.637D (Berkowitz)  
1173 VALLEJO STREET, south side between Leavenworth and Jones Streets, Lot 59 in Assessor's Block 151 - Request for Discretionary Review of Building Permit Application No. 8807285 for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of April 6, 1989)
19. 88.741U (Berkowitz)  
185 HUNTINGTON DRIVE, south side between County Club Drive and Huntington Drive, Lot 23 in Assessor's Block 7276 - Request for exception under the Neighborhood Conservation Interim Controls as a Tier 3 project of Building Permit Application No. 8818394 for the CONSTRUCTION OF A REAR YARD ADDITION TO A SINGLE FAMILY HOUSE in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

3. 89.127C (Gallagher)  
3277 SACRAMENTO STREET, southeast corner of Presidio Avenue, Lot 18 in Assessor's Block 1022 - Request for authorization of Conditional Use under Section 724.42 to legally establish a full-service restaurant on a site whose current legal use is a large fast food restaurant in the Sacramento Street Neighborhood Commercial District.  
NOTE: This application has been WITHDRAWN.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

4. 84.397CC (Blazej)  
345 CALIFORNIA STREET, block bounded by California, Battery, Pine and Sansome Streets, Lots 17, 18, 19, and 20 in Assessor's Block 261 - Consideration of final action on the request to Modify the Conditional Use authorized by City Planning Commission Motion No. 10237, adopted on February 14, 1985, approving the use of specified floors in the completed project for a 162-room hotel, rather than the 55 dwelling units originally approved. Condition No. 3(B) of Motion No. 10237 requires the project sponsor to contribute an annual payment for 20 years to the City's Affordable Housing Fund equal to \$1.00 per occupied hotel guest room per day with a minimum payment of \$39,026 annually. The project sponsor seeks to modify this condition to allow a one-time contribution of \$300,000 to the City's Site Acquisition Fund for the construction of affordable housing by non-profit developers. The project is located within the C-3-0 (Downtown Commercial Office) district and a 400-S Height and Bulk District. No physical change is proposed to the project.  
(Public Hearing Closed and Continued from Regular Meeting of April 13, 1989)  
NOTE: On February 16, 1989, the Commission passed a motion of Intent to approve the request with conditions by a vote of 5-0, Commissioners Dick and Nothenberg absent.
5. 88.739D (Berkowitz)  
453 LIBERTY STREET, south side between Sanchez and Noe Streets, Lot 36 in Assessor's Block 3604 - Consideration of final action on Building Permit Application No. 8810197 for the CONSTRUCTION OF A SECOND STORY ADDITION AND FIRST FLOOR REMODELING OF A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.  
(Public Hearing Closed and Continued from Regular Meeting of April 13, 1989)  
NOTE: On April 6, 1989, the Commission passed a motion of intent to approve the application by a vote of 4-3, Commissioners Bierman, Dick and Morales dissenting.
6. 88.553D (Berkowitz)  
30 GRAYSTONE TERRACE, west side between Pemberton Place and Twin Peaks Boulevard, Lot 5 in Assessor's Block 2705 - Consideration of final action on request for exception under the Neighborhood Conservation Interim Controls as a Tier 3 project of Building Permit Application No. 8808938 for the construction of a rear yard addition

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC 399

-----

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
TUESDAY

APRIL 18, 1989  
450 McALLISTER STREET, ROOM 600  
4:00 P.M.

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

4:00 P.M.

A. Informational Workshop and discussion on the following matter:

NOTE: No public testimony will be received at this time. This is for informational purposes only and will not involve action.

Department of City Planning Fiscal Year 1989-90 Work Program and Management Plan -- work activities and priorities for permit processing and procedural changes.

B. Public Comment

NOTE: Public comment will be limited in length to 3 minutes per speaker. The Commission will not act formally on any matters raised.

Adjournment.

CPC 399

10. 86.73BX (Badiner)  
222 - 2ND STREET, southwest corner of Second and Howard Streets, Lots 1, 4, and 53 in Assessor's Block 3735 - Request for Project Authorization for 220,250 gsf of office space; and Request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-O(SD) (Downtown Office, Special Development) district and 150-S and 350-S Height and Bulk Districts.  
(Continued from Regular Meeting of April 13, 1989)

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.  
-----

4:00 P.M.

11. 89.025ES (Christie)  
MEADE AVENUE, west side of Jennings Street, Lot 84 in Assessor's Block 4991 - Appeal of Preliminary Negative Declaration on the proposed subdivision of an existing single parcel into 29 lots; no new construction is proposed; project includes construction of a "U"-shaped street from Meade Avenue to service the proposed lots; subdivision requires approval by the Board of Supervisors.  
(Continued from Regular Meeting of April 6, 1989)
12. 89.025ES (Hood)  
MEADE AVENUE, west side of Jennings Street, Lot 84 in Assessor's Block 4991 - Review for consistency with the Master Plan of a twenty-nine lot subdivision in an RH-2 (House, Two-Family) district. (Joint hearing with the Department of Public Works)  
(Continued from Regular Meeting of April 6, 1989)
13. 88.735D (Nixon)  
119 ORTEGA STREET, south side between 8th and 9th Avenues, Lot 21 in Assessor's Block 2126 - Request for Discretionary Review of Building Permit Application No. 8807632 proposing a two-bedroom, one-bath roof-top addition to the existing one story over garage single family structure in an RH-1 (House, One-Family) district within a 40-X Height and Bulk District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of March 23, 1989)
14. 89.064CV (Gallagher)  
131 FRANKLIN STREET, northwest corner of Hickory Street, Lot 2 in Assessor's Block 833 - Request for authorization of Conditional Use under Sections 186.2 and 720.21 for an exception to the restriction under Section 720.40 which prohibits a retail use above the second story and to allow the relocation of existing floor area over the permitted use size in the Hayes-Gough Neighborhood Commercial District.

SF  
C55

# 14

4/20/89

addendum

ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
APRIL 20, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

APR 19 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

F. REGULAR CALENDAR

6a.

(Badiner)

OFFICE DEVELOPMENT LIMITATION PROGRAM - Consideration of Resolution to modify Resolution No. 11566, which adopted the Rules and Regulations governing the 1987-88 and 1988-89 Combined Annual Limit Program, by postponing the date of Commission action from April 27, 1989 to May 11, 1989.

CPC 399





NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

SF  
C55  
#14  
4/27/89

SPECIAL JOINT MEETING

OF THE  
SAN FRANCISCO  
RECREATION AND PARK COMMISSION  
AND  
CITY PLANNING COMMISSION  
THURSDAY  
APRIL 27, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

APR 25 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: City Planning Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

Recreation and Park Commissioners Eickman, Guggenhime, Harris, McAteer, Mori, O'Connor and Ruiz.

1:30 P.M.

A. SPECIAL CALENDAR

1. (Shotland)  
Presentation of Report on the 1989-90 Open Space Acquisition and Park Renovation Fund by the General Manager, Recreation and Park Department.
2. (Shotland)  
Consideration of Resolution to adopt the recommendations of the Report.

B. PUBLIC COMMENT

Adjournment.

-----  
NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
APRIL 27, 1989  
ROOM 282, CITY HALL  
3:00 P.M.

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

3:00 P.M.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

B. DIRECTOR'S REPORT

1. (Macris)  
Informational presentation on the Planning Code Reorganization Project.
2. 87.081CPCP (Skiffer)  
654 GREAT HIGHWAY, Assessor's Block 1595 - Informational presentation on the proposed design guidelines for residential development of Parcel Three of the Ocean Beach Planned Unit Development.  
(Continued from Regular Meeting of April 13, 1989)
3. (Lord)  
LOCAL EMPLOYMENT PROGRAM (SECTIONS 164 AND 321(a)5 OF THE CITY PLANNING CODE) - Informational presentation on a proposed Central Employment Brokerage Agency. The presentation will discuss and seek Planning Commission's recommendations regarding the functions, operations, staffing and budget for the proposed agency.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. ITEMS TO BE CONTINUED

4. 88.736D (Berkowitz)  
282 RIPLEY STREET, south side between Alabama Street and Peralta Avenue, Lot 41 in Assessor's Block 5550 - Request for Review under the Bernal Heights Special Use District Controls of Building Permit Application No. 8816369 for the CONSTRUCTION OF A TWO-STORY ABOVE GARAGE SINGLE FAMILY HOUSE in an RH-2 (House, Two-Family) district and in the Bernal Heights Special Use District.  
(Continued from Regular Meeting of March 30, 1989)  
(Proposed for continuation to May 4, 1989)
5. 87.525E (Dean)  
384 POST STREET (SAKS Fifth Avenue) - Appeal of Preliminary Negative Declaration on the proposed two-story addition to the existing retail department store. The 34.8 foot high addition would result in a building height of 128.3 feet. The project would add 40,163 gross square feet to the store for a total gross square footage of 156,915.  
(Proposed for continuation to June 8, 1989)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

6. 88.739D (Berkowitz)  
453 LIBERTY STREET, south side between Sanchez and Noe Streets, Lot 36 in Assessor's Block 3604 - Consideration of final action on Building Permit Application No. 8810197 for the CONSTRUCTION OF A SECOND STORY ADDITION AND FIRST FLOOR REMODELING OF A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.  
(Public Hearing Closed and Continued from Regular Meeting of April 20, 1989)  
NOTE: On April 6, 1989, the Commission passed a motion of intent to approve the application by a vote of 4-3, Commissioners Bierman, Dick and Morales dissenting.
7. 89.064CV (Gallagher)  
131 FRANKLIN STREET, northwest corner of Hickory Street, Lot 2 in Assessor's Block 833 - Consideration of final action on the request for authorization of Conditional Use under Sections 186.2 and 720.21 for an exception to the restriction under Section 720.40 which prohibits a retail use above the second story and to allow the relocation of existing floor area over the permitted use size in the Hayes-Gough Neighborhood Commercial District.  
(Public Hearing Closed and Continued from Regular Meeting of April 20, 1989)  
NOTE: On April 20, 1989, the Commission passed a motion of intent to approve the request with conditions by a vote of 6-0, Commissioner Dick absent.

4:30 P.M.

F. REGULAR CALENDAR

8. 87.813E (Bauman)  
SAN FRANCISCO COUNTY HAZARDOUS WASTE MANAGEMENT PLAN - The proposed Plan would embody San Francisco's official policy on hazardous waste management, provide guidance on expanding existing or beginning new programs, and guide the review of future hazardous waste management facilities proposed for sites in San Francisco.
9. 88.579EAXC (Badiner)  
166 THE EMBARCADERO, west side of The Embarcadero between Mission and Howard Streets with frontage on Steuart Street, Lot 7 in Assessor's Block 3715 - Request for authorization of Conditional Use to remove 38 dwelling units and to replace them at 351 Turk Street; Request for Section 309 (Downtown Plan) review; and Request for a Permit to Alter a Category II Significant Building in a C-3-0 (Downtown Commercial Office) district and an 84-X Height and Bulk District. The project proposes the demolition and replacement of the Steuart Street portion of The Embarcadero YMCA to improve and upgrade the recreational and hotel facilities. The exterior of The Embarcadero facade would be rehabilitated. The project does not add more than 50,000 square feet of hotel or office space and is not subject to the Child Care Requirements of Section 314 of the City Planning Code.  
(Continued from Regular Meeting of April 13, 1989)

10. 88.793CV (Hood)  
192-196 LAIDLEY STREET and 97 MIGUEL STREET, between Harry and Fairmount Streets, Lot 24-B in Assessor's Block 6665 - Request for authorization of Conditional Use to expand three of four existing legal nonconforming dwelling units in an RH-1 (House, One-Family) district. A variance to the rear yard requirement is also requested to create one additional off-street parking space in the required rear yard. A Tier 3 application is required under the Neighborhood Conservation Interim Controls.
11. 87.419D (Nixon)  
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Request for Discretionary Review of Building Permit Application No. 8702602 for the construction of a two-story over garage, two residential unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of March 23, 1989)
12. 89.117P (Green)  
2444 GREAT HIGHWAY, east side between Taraval and Ulloa Streets, Lot 35 in Assessor's Block 2378 - Request for Coastal Zone Development Permit to allow alteration and enlargement of an existing four (4) story, twenty (20) unit apartment building within an RM-1 (Mixed Residential, Low Density) district. The proposal is to construct a new four-story addition to the southerly portion of the existing building, resulting in enlargement of three (3) of the existing twenty (20) dwelling units. The addition of approximately 1,130 square feet increases the size of the building from approximately 14,930 square feet to 16,110 square feet on a lot with approximately 10,000 square feet of area.
13. 89.089C (Green)  
1480 HAIGHT STREET, northeast corner of Ashbury Street, Lot 13 in Assessor's Block 1232 - Request for authorization of Conditional Use to intensify an existing "SMALL SELF-SERVICE RESTAURANT" within the Haight Street Neighborhood Commercial District. The proposal is to intensify the existing establishment by adding hot-dish food items and seating for up to 10 persons in approximately 800 square feet of floor area. The existing establishment is limited by Special Use Authorization No. 81.4, Resolution No. 8927, to serving cold-dish food items and ice cream for take-out only.

6:00 P.M.

14. 88.742C (Green)  
1501 PACIFIC AVENUE, southwest corner of Larkin Street, Lot 1 in Assessor's Block 596 - Request for authorization of Conditional Use to establish an AUTOMOTIVE REPAIR SHOP as defined by Section 790.15 of the City Planning Code within an NC-2 (Small-Scale Neighborhood

## Item #88.742C (Cont)

Commercial) district. The proposal is to demolish the existing automotive service station and to construct a four (4) story mixed use building containing a second floor office, three (3) dwelling units on the third and fourth floors, six (6) off-street parking spaces and an automotive repair shop on the ground floor on a lot approximately 3,100 square feet in size.

(Continued from Regular Meeting of March 30, 1989)

15. 88.051C (Green)  
2001 UNION STREET, south side between Buchanan and Webster Streets, Lot 24 in Assessor's Block 541 - Request for authorization of Conditional Use to establish live entertainment, defined as "OTHER ENTERTAINMENT" by Section 790.38 of the City Planning Code, within the Union Street Neighborhood Commercial District. The proposal is to add live entertainment to the existing two (2) story restaurant/bar which is currently licensed for dancing in approximately 4,100 square feet of floor area.
16. 89.044C (Green)  
2014 CLEMENT STREET, north side between 21st and 22nd Avenues, Lot 16 in Assessor's Block 1412 - Request for authorization of Conditional Use to allow demolition of an existing second floor dwelling unit and a reduction of the required off-street parking for new dwelling units within the Outer Clement Street Neighborhood Commercial District. The proposal is to demolish the existing two-story building containing ground floor commercial area and a second floor dwelling unit and to construct a three-story mixed use building with ground floor commercial and four dwelling units on the second and third floors above without provision of the four required off-street parking spaces on a lot approximately 2,500 square feet in size.

7:00 P.M.

17. 88.761CV (McDonald)  
897 CALIFORNIA STREET, southeast corner of Powell Street, Lot 16 in Assessor's Block 256 - Request for authorization of Conditional Use to permit CONSTRUCTION OF A 121-FOOT HIGH, 16-UNIT RESIDENTIAL BUILDING (ALTERNATIVE A) OR A 90-FOOT HIGH, 16-UNIT RESIDENTIAL BUILDING (ALTERNATIVE B) EXCEEDING A HEIGHT OF 40 FEET in an RM-4 (Mixed Residential, High Density) district and the Nob Hill Special Use District with a Height and Bulk designation of 65-A.  
(Continued from Regular Meeting of March 30, 1989)
18. 88.761CV (McDonald)  
897 CALIFORNIA STREET, southeast corner of Powell Street, Lot 16 in Assessor's Block 256 - Request for Rear Yard Variance for a new 90-foot high, 16-unit residential building (Alternative B) on the subject property in an RM-4 (Mixed Residential, High Density) district with a Height and Bulk designation of 65-A. A portion of the first basement parking level, ground floor and second through

## Item #88.761CV (Cont)

sixth floors would extend to the rear property line and would be within the required rear yard area. The Planning Code requires an open and unobstructed rear yard of 31 feet of lot depth.  
(Continued from Regular Meeting of March 30, 1989)

## Adjournment.

NOTE: OFFICE DEVELOPMENT LIMITATION PROGRAM -

The Commission will consider four projects at four meetings as listed below:

May 11, 1989	Certification of Project Environmental Impact Reports (no public hearing)
May 18, 1989	Project Sponsors' Presentations, Commission Questions and Public Testimony
May 25, 1989	Commission Consideration and Action
June 8, 1989	Final Motions

The Commission encourages that written testimony be sent to the Department prior to May 18, 1989.

Drawings and models for the projects will be available for public review at the Department (Sixth Floor, 450 McAllister Street) from 10:00 a.m. to 4:00 p.m. according to the schedule below.

150 California Street	May 12, 1989
524 Howard Street	May 15, 1989
101 - 2nd Street	May 16, 1989
222 - 2nd Street	May 17, 1989

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.



NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

SF  
C55  
#14  
5/4/89

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MAY 4, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

MAY 2 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

B. DIRECTOR'S REPORT

1. (Edelin)  
Consideration of a Resolution authorizing the Director of Planning to reallocate funds within Non-Salary Accounts, in accordance with Controller requirements, for purposes of adjustments to meet expenditure needs.
2. 87.081CPCP (Skiffer)  
654 GREAT HIGHWAY, Assessor's Block 1595 - Informational presentation on the proposed design guidelines for residential development of Parcel Three of the Ocean Beach Planned Unit Development.  
(Continued from Regular Meeting of April 27, 1989)

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. ITEMS TO BE CONTINUED

3. 89.135C (Chiong)  
1576-1580 HAIGHT STREET, between Clayton and Ashbury Streets, Lot 17 in Assessor's Block 1231 - Request for authorization of Conditional Use to expand the existing bar and restaurant from approximately

## Item #89.135C (Cont)

1,900 square feet and a combined seating capacity of up to 20 persons to approximately 3,300 square feet and a seating capacity of up to 125 persons and exchanging the ABC License: Type 48 (Liquor, No Minor Allowed) to Type 47 (Liquor, Food must be served) within the Haight Street Neighborhood Commercial District.  
(Proposed for continuation to May 18, 1989)

4. 88.648ED (Maltzer)  
200 TARAVAL STREET, northwest corner of 12th Avenue, Lot 37 in Assessor's Block 2341 - Appeal of Preliminary Negative Declaration on the proposed demolition of the existing one-story commercial building, subdivision of lot into three lots, and construction of three, four-story mixed use buildings.  
(Continued from Regular Meeting of April 20, 1989)  
NOTE: This appeal has been withdrawn.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

5. 88.739D (Berkowitz)  
453 LIBERTY STREET, south side between Sanchez and Noe Streets, Lot 36 in Assessor's Block 3604 - Consideration of final action on Building Permit Application No. 8810197 for the CONSTRUCTION OF A SECOND STORY ADDITION AND FIRST FLOOR REMODELING OF A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.  
(Public Hearing Closed and Continued from Regular Meeting of April 27, 1989)  
NOTE: On April 6, 1989, the Commission passed a motion of intent to approve the application by a vote of 4-3, Commissioners Bierman, Dick and Morales dissenting.
6. 89.064CV (Gallagher)  
131 FRANKLIN STREET, northwest corner of Hickory Street, Lot 2 in Assessor's Block 833 - Consideration of final action on the request for authorization of Conditional Use under Sections 186.2 and 720.21 for an exception to the restriction under Section 720.40 which prohibits a retail use above the second story and to allow the relocation of existing floor area over the permitted use size in the Hayes-Gough Neighborhood Commercial District.  
(Public Hearing Closed and Continued from Regular Meeting of April 27, 1989)  
NOTE: On April 20, 1989, the Commission passed a motion of intent to approve the request with conditions by a vote of 6-0, Commissioner Dick absent.
7. 88.051C (Green)  
2001 UNION STREET, south side between Buchanan and Webster Streets, Lot 24 in Assessor's Block 541 - Consideration of final action on request for authorization of Conditional Use to establish live entertainment, defined as "OTHER ENTERTAINMENT" by Section 790.38 of the City Planning Code, within the Union Street Neighborhood Commercial District. The proposal is to add live entertainment to



## Item #88.051C (Cont)

the existing two (2) story restaurant/ bar which is currently licensed for dancing in approximately 4,100 square feet of floor area. (Public Hearing Closed and Continued from Regular Meeting of April 27, 1989)

NOTE: On April 27, 1989, the Commission passed a motion of intent to disapprove the application by a vote of 7-0.

F. REGULAR CALENDAR

8. 88.297ESC (Miller)  
1726, 1754, AND 1760 ALABAMA STREET, northwest corner of Ripley Street with frontage also on Harrison Street, Lots 5, 5A, 5B, and 6 in Assessor's Block 5542 - Request for resubdivision of property from four lots into nine lots in an RH-1 (House, One-Family) district. (Joint hearing with the Department of Public Works)
9. 89.025ES (Hood)  
MEADE AVENUE, west side of Jennings Street, Lot 84 in Assessor's Block 4991 - Review for consistency with the Master Plan of a twenty-nine lot subdivision in an RH-2 (House, Two-Family) district. (Continued from Regular Meeting of April 20, 1989) (Joint hearing with the Department of Public Works)
10. 84.299ECC (Casey)  
220 AND 240 HARRISON STREET (Rincon Hill Plaza), southwest corner of Main Street, including 415 Beale Street, Lots 1A, 12, and 13 in Assessor's Block 3767 - Request for authorization of Conditional Use to add a three-story structure with parking, a racquet-ball facility and a roof garden for a total of 853 square feet adjacent to a portion of a previously approved project at 201 Harrison Street in an RC-4 (Residential-Commercial Combined, High Density) district and the Rincon Hill Special Use District.
11. 88.579EAXC (Badiner)  
166 THE EMBARCADERO, west side of The Embarcadero between Mission and Howard Streets with frontage on Steuart Street, Lot 7 in Assessor's Block 3715 - Request for authorization of Conditional Use to remove 38 dwelling units and to replace them at 351 Turk Street; Request for Section 309 (Downtown Plan) review; and Request for a Permit to Alter a Category II Significant Building in a C-3-0 (Downtown Commercial Office) district and an 84-X Height and Bulk District. The project proposes the demolition and replacement of the Steuart Street portion of The Embarcadero YMCA to improve and upgrade the recreational and hotel facilities. The exterior of The Embarcadero facade would be rehabilitated. The project does not add more than 50,000 square feet of hotel or office space and is not subject to the Child Care Requirements of Section 314 of the City Planning Code. (Continued from Regular Meeting of April 27, 1989)

---

NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.

---

4:00 P.M.

12. 88.546ECV (Green)  
1131 IRVING STREET, south side between 12th and Funston Avenues, Lot 43 in Assessor's Block 1767 - Request for authorization of Conditional Use to allow demolition of an existing building containing two second floor dwelling units in an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing two-story building with ground floor commercial area and two dwelling units above and to construct a four-story mixed use building with approximately 1,100 square feet of ground floor commercial area, six (6) off-street parking spaces, approximately 2,700 square feet of office space on the second floor, and a total of five (5) dwelling units on the third and fourth floors on a lot approximately 5,000 square feet in size.  
(Continued from Regular Meeting of April 13, 1989)
13. 88.378C (Green)  
2555 NORIEGA STREET, southeast corner of 32nd Avenue, Lot 1 in Assessor's Block 2069 - Request for authorization of Conditional Use to alter an existing building on a lot in excess of 10,000 square feet and to create one commercial tenant space in excess of 4,000 square feet in an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to remodel the existing building to contain four (4) commercial tenant spaces on the ground floor, one space to be approximately 5,883 square feet in size, and to create a new second floor for office uses, increasing the total floor area from 12,087 square feet to approximately 14,097 square feet on a lot approximately 13,392 square feet in size. The project is not required to provide off-street parking.
14. 89.106C (Green)  
3087 - 16TH STREET, south side between Mission and Valencia Streets, Lot 50 in Assessor's Block 3569 - Request for authorization of Conditional Use to intensify an existing Restaurant/Bar with Dancing and Entertainment within the Valencia Street Neighborhood Commercial District. The proposal is to increase the allowed occupancy from up to 49 persons to up to 99 persons in approximately 2,756 square feet of floor area.
15. 89.124C (Green)  
601 LINCOLN STREET, southwest corner of 7th Avenue, Lot 50 in Assessor's Block 1743 - Request for authorization of Conditional Use to extend the termination date of a nonconforming AUTOMOBILE GAS STATION in an RH-2 (House, Two-Family) district. The proposal is to extend the termination date of the gas station from February 1990 to February 2000.

5:30 P.M.

16. 88.709C (Nixon)  
1650 JACKSON STREET, north side between Polk Street and Van Ness Avenue, Lot 4 in Assessor's Block 595 - Request for authorization of Conditional Use to construct a building exceeding 40 feet and request for exception to the bulk limits for a proposed 9-story mixed use project. The proposed 80 feet tall 69 dwelling unit structure, with 1,400 square feet of retail space at street level and 111 parking spaces (2 sub-levels) located in an RC-4 (Residential-Commercial Combined, High Density) district and an 80-D Height and Bulk District within the Van Ness Avenue Special Use District, exceeds the allowable 110-foot building width above 40 feet by approximately 4-1/2 feet. The existing surface garage will be demolished with 42 parking spaces replaced in the new structure.
17. 88.736D (Berkowitz)  
282 RIPLEY STREET, south side between Alabama Street and Peralta Avenue, Lot 41 in Assessor's Block 5550 - Request for Review under the Bernal Heights Special Use District Controls of Building Permit Application No. 8816369 for the CONSTRUCTION OF A TWO-STORY ABOVE GARAGE SINGLE FAMILY HOUSE in an RH-2 (House, Two-Family) district and in the Bernal Heights Special Use District.  
(Continued from Regular Meeting of April 27, 1989)

18. 88.712U (Berkowitz)  
11 MIGUEL STREET, north side between Beacon and Fairmount Streets, Lot 67 in Assessor's Block 6665 - Request for exception under the Neighborhood Conservation Interim Controls and Tier 3 project of Building Permit Application No. 8903993 for the CONSTRUCTION OF A THREE-STORY SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.

6:30 P.M.

19. 89.046D (Berkowitz)  
237 FAIRMOUNT STREET, southeast corner of Laidley Street, Lot 24 in Assessor's Block 6684 - Request for Discretionary Review of Building Permit Application No. 8815007 for A SECOND-STORY ENLARGEMENT OF A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
20. 88.628DS (Berkowitz)  
53-55 LA GRANDE AVENUE, east side between Avalon Avenue and Burrows Street, Lot 26 in Assessor's Block 5963 - Request for Discretionary Review of Building Permit Application Nos. 8900758 and 8900759 for the CONSTRUCTION OF TWO, TWO-STORY SINGLE FAMILY HOUSES and Demolition Permit Application No. 8814687 for the DEMOLITION OF A SINGLE-FAMILY HOUSE in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

Adjournment.

NOTE: OFFICE DEVELOPMENT LIMITATION PROGRAM -

The Commission will consider four projects at four meetings as listed below:

May 11, 1989	Certification of Project Environmental Impact Reports (no public hearing)
May 18, 1989	Project Sponsors' Presentations, Commission Questions and Public Testimony
May 25, 1989	Commission Consideration and Motions of Intent
June 8, 1989	Final Actions

The Commission encourages that written testimony be sent to the Department prior to May 18, 1989.

Drawings and models for the projects will be available for public review at the Department (Sixth Floor, 450 McAllister Street) from 10:00 a.m. to 4:00 p.m. according to the schedule below.

150 California Street	May 12, 1989
524 Howard Street	May 15, 1989
101 - 2nd Street	May 16, 1989
222 - 2nd Street	May 17, 1989

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MAY 4, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

MAY 2 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

- 7a. 88.793CV (Hood)  
192-196 LAIDLEY STREET and 97 MIGUEL STREET, between Harry and Fairmount Streets, Lot 24-B in Assessor's Block 6665 - Consideration of final action on request for exception under the Neighborhood Conservation Interim Controls as a Tier 3 project to expand three of four existing legal nonconforming dwelling units in an RH-1 (House, One-Family) district.  
(Public Hearing Closed and Continued from Regular Meeting of April 27, 1989)  
Note: On April 27, 1989, the Commission passed a motion of intent to approve the request by a vote of 7-0.



5F  
55  
14  
4/11/89

NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MAY 11, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

MAY 10 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

B. DIRECTOR'S REPORT

1. 89.121Z (Templeton)

RESIDENTIAL CONSERVATION REZONING STUDY

NOTE: This item is to be heard at the 4:30 p.m. portion of today's Calendar. Please refer to Item #1 at the end of the Calendar for description.

2. (Sullivan)

NEIGHBORHOOD CONSERVATION INTERIM CONTROLS EVALUATION

NOTE: This item is to be heard at the 4:30 p.m. portion of today's Calendar. Please refer to Item #2 at the end of the Calendar for description.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

3. 89.093D (Berkowitz)

200 GUTTENBERG STREET, southeast corner of Brunswick Street, Lot 1 in Assessor's Block 6489 - Consideration of final action on Building Permit Application No. 8811659 for the CONSTRUCTION OF A THREE-STORY



## Item #89.093D (Cont)

SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.  
(Public Hearing Closed and Continued from Regular Meeting of  
April 20, 1989)

NOTE: On April 20, 1989, the Commission passed a motion of intent to  
approve the application with modifications by a vote of 6-0,  
Commissioner Dick absent.

4. 88.739D (Berkowitz)  
453 LIBERTY STREET, south side between Sanchez and Noe Streets, Lot  
36 in Assessor's Block 3604 - Consideration of final action on  
Building Permit Application No. 8810197 for the CONSTRUCTION OF A  
SECOND STORY ADDITION AND FIRST FLOOR REMODELING OF A SINGLE FAMILY  
HOUSE in an RH-1 (House, One-Family) district.  
(Public Hearing Closed and Continued from Regular Meeting of  
May 4, 1989)  
NOTE: On April 6, 1989, the Commission passed a motion of intent to  
approve the application by a vote of 4-3, Commissioners Bierman, Dick  
and Morales dissenting.
5. 88.712U (Berkowitz)  
11 MIGUEL STREET, north side between Beacon and Fairmount Streets,  
Lot 67 in Assessor's Block 6665 - Request for exception under the  
Neighborhood Conservation Interim Controls and Tier 3 project of  
Building Permit Application No. 8903993 for the CONSTRUCTION OF A  
THREE-STORY SINGLE FAMILY HOUSE in an RH-1 (House, One-Family)  
district.  
(Public Hearing Closed and Continued from Regular Meeting of  
May 4, 1989)  
NOTE: On May 4, 1989, the Commission passed a motion of intent to  
approve the application by a vote of 6-0, Commissioner Hu absent.
6. 89.106C (Green)  
3087 - 16TH STREET, south side between Mission and Valencia Streets,  
Lot 50 in Assessor's Block 3569 - Request for authorization of  
Conditional Use to intensify an existing Restaurant/Bar with Dancing  
and Entertainment within the Valencia Street Neighborhood Commercial  
District. The proposal is to increase the allowed occupancy from up  
to 49 persons to up to 99 persons in approximately 2,756 square feet  
of floor area.  
(Public Hearing Closed and Continued from Regular Meeting of  
May 4, 1989)  
NOTE: On May 4, 1989, the Commission passed a motion of intent to  
approve the application by a vote of 6-0, Commissioner Hu absent.
7. 87.419D (Nixon)  
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in  
Assessor's Block 1333 - Consideration of final action on Building  
Permit Application No. 8702602 for the construction of a two-story  
over garage, two residential unit structure in an RM-1 (Mixed



## Item #87.419D (Cont)

Residential, Low Density) district and a 40-X Height and Bulk District.

(Public Hearing Closed and Continued from Regular Meeting of April 27, 1989)

NOTE: On April 27, 1989, the Commission passed a motion of intent to approve the application with modifications by a vote of 6-1, Commissioner Bierman dissenting.

E. REGULAR CALENDAR

8. 87.613E (Roos)  
150 CALIFORNIA STREET, northeast corner of California and Front Streets, Lots 3, 4, and 5 in Assessor's Block 236 - Certification of the Final Environmental Impact Report for the proposed demolition of two buildings (130-138 California Street and 140-150 California Street/220 Front Street), incorporation of part of the Marine Building (158 California Street) and construction of a new tower which would step from 25 stories (313 feet) to 6 stories (75 feet). The project would include about 267,680 gross square feet (gsf) consisting of about 206,625 gsf of office space, 25,630 gsf of retail space, 4,650 gsf of open space, 47 parking spaces and the equivalent of three truck loading spaces.
9. 84.199E (Maxwell)  
524 HOWARD STREET, north side between 1st and 2nd Streets, Lot 13 in Assessor's Block 3721 - Certification of the Final Supplemental Environmental Impact Report on a proposed 25-story, 333-foot tall building containing 224,355 gross square feet (gsf) of office, 9,200 gsf of retail, 5,000 gsf of open space and 45 parking spaces after demolishing a one-story garage. The Supplemental Environmental Impact Report updates project effects and provides new cumulative information.
10. 85.414E (Maxwell)  
101 - 2ND STREET, southeast corner of Mission Street, Lots 72, 73, 74, and 75 in Assessor's Block 3721 - Certification of the Final Supplemental Environmental Impact Report on a proposed 32-story, 457-foot tall building containing 454,918 gross square feet (gsf) of office, 7,350 gsf of retail, 7,800 gsf of open space and 91 parking spaces after demolishing 4 buildings with 91,563 gsf of office, 20,560 gsf of retail and warehouse space. The Supplemental Environmental Impact Report updates project effects and provides new cumulative information.
11. 86.73E (Christie)  
222 - 2ND STREET, southwest corner of 2nd and Howard Streets, Lots 1, 4, and 53 in Assessor's Block 3735 - Certification of the Final Environmental Impact Report on the proposed construction of a 16-story, 225-foot tall office and retail building, including open space and a mechanical penthouse. The project would contain about 315,000 gross square feet (gsf), including about 236,700 gsf of

## Item #86.73E (Cont)

office space, 9,460 gsf of retail space, 4,930 gsf of open space, 70 parking spaces, two truck loading spaces, mechanical and storage space. The project would require demolition of two existing vacant buildings with a total area of 22,000 gsf and removal of 108-space surface parking lot.

## 12. 88.546ECV

(Green)

1131 IRVING STREET, south side between 12th and Funston Avenues, Lot 43 in Assessor's Block 1767 - Request for authorization of Conditional Use to allow demolition of an existing building containing two second floor dwelling units in an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing two-story building with ground floor commercial area and two dwelling units above and to construct a four-story mixed use building with approximately 1,100 square feet of ground floor commercial area, six (6) off-street parking spaces, approximately 2,700 square feet of office space on the second floor, and a total of five (5) dwelling units on the third and fourth floors on a lot approximately 5,000 square feet in size.

(Continued from Regular Meeting of May 4, 1989)

## 13. 89.125C

(Gallagher)

2415 - 28TH AVENUE, west side between Taraval and Ulloa Streets, Lot 39 in Assessor's Block 2397 - Request for authorization of Conditional Use under Section 711.38 to convert a single family residence over garage to offices in an NC-1 (Small-Scale Neighborhood Commercial) district.

## 14. 89.131D

(Montana)

1259-1261 FOLSOM STREET, south side between 8th and 9th Streets, Lot 38 in Assessor's Block 3756 - Request for Discretionary Review of Building Permit Application No. 8902619-P for the conversion of three dwelling units to non-residential use which would include a ground floor restaurant and two upper-level business service workshops. The project lies within an M-1 (Light Industrial) District which is proposed to be rezoned to a mixed use SLR (Service/Light Industrial) District within which conversion of dwelling units to non-residential use would be a Conditional Use.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

2:45 P.M.

## 15. 88.650ECV

(Miller)

1654-1658 KIRKWOOD AVENUE, north side between Phelps and Newhall Streets, Lots 17 and 18 in Assessor's Block 5279 - Request for authorization of Conditional Use for COMMUNITY FACILITY (San Francisco Senators' Learning Awareness Center), with a residential care facility component and off-street parking exceeding the requirements of the City Planning Code, in an RH-2 (House, Two-Family) district.

(Continued from Regular Meeting of April 13, 1989)

16. 88.650ECV (Miller)  
1654-1658 KIRKWOOD AVENUE, north side between Phelps and Newhall Streets, Lots 17 and 18 in Assessor's Block 5279 - Request for Rear Yard Variance for a four-story building to house the San Francisco Senators' Learning Awareness Center in an RH-2 (House, Two-Family) district. It would be approximately 40 feet high, three stories over a ground floor garage.  
(Continued from Regular Meeting of April 13, 1989)
17. 89.014D (Berkowitz)  
653 NOE STREET, east side between Cumberland and Twentieth Streets, Lot 29 in Assessor's Block 3601 - Request for Discretionary Review of Building Permit Application No. 8817324 for the CONSTRUCTION OF A FOUR-STORY SINGLE FAMILY DWELLING in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
18. 89.008D (Berkowitz)  
1020 CHURCH STREET, west side between 22nd and 23rd Streets, Lot 4 in Assessor's Block 3628 - Request for Discretionary Review of Building Permit Application No. 8811439 for the CONSTRUCTION OF A THREE-STORY, THREE-UNIT RESIDENTIAL BUILDING in an RM-1 (Mixed Residential, Low Density) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
19. 88.685EFTZCV (Skiffer)  
1045 CAPP STREET, east side between 25th and 26th Streets, through Tot to Cypress Street, Lots 45 and 46 in Assessor's Block 6527 in an RM-1 (Mixed Residential, Low Density) district and a 50-X Height and Bulk District - Consideration of a rezoning from an RM-1 to an RM-2 (Mixed Residential, Moderate Density) district.
20. 88.685EFTZCV (Skiffer)  
1045 CAPP STREET, east side between 25th and 26th Streets, through Tot to Cypress Street, Lot 46 in Assessor's Block 6527 in an RM-1 (Mixed Residential, Low Density) district proposed for an RM-2 (Mixed Residential, Moderate Density) district and a 50-X Height and Bulk District - Consideration of an amendment to the text of the City Planning Code by adding Section 249.8 to provide for a Capp Street Affordable Housing Special Use District in which there would be a density bonus with Conditional Use authorization.

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.  
-----

21. 88.685EFTZCV (Skiffer)  
1045 CAPP STREET, east side between 25th and 26th Streets, through lot to Cypress Street, Lot 46 in Assessor's Block 6527 in an RM-1 (Mixed Residential, Low Density) district proposed for an RM-2 (Mixed Residential, Moderate Density) district, a Capp Street Affordable Housing Special Use District and a 50-X Height and Bulk District - Request for authorization of Conditional Use to allow an affordable housing density bonus to permit 30 low and moderate elderly housing units, six units in excess of the maximum of 24 elderly units otherwise allowed on a lot with 7,475 square feet in an RM-2 (Mixed Residential, Moderate Density) district.
22. 88.685EFTZCV (Skiffer)  
1045 CAPP STREET, east side between 25th and 26th Streets, through lot to Cypress Street, Lot 46 in Assessor's Block 6527 in an RM-1 (Mixed Residential, Low Density) district and a 50-X Height and Bulk District proposed for an RM-2 (Mixed Residential, Moderate Density) district - Request for Variance for off-street parking, rear yard, usable open space, and exposure of a dwelling unit.

4:30 P.M.

23. 89.1212 (Item #1 from Director's Report) (Templeton)  
RESIDENTIAL CONSERVATION REZONING STUDY - Progress report on the study and public hearing on the density component of the work program for RH-2 areas. On March 9, 1989, the City Planning Commission amended the work program to address the problem of loss of single family homes and residential densities in RH-2 areas through text amendments. Public comments on potential alternatives will be received. Copies of identified alternatives (dated April 25, 1989) along with the work program (dated February 2, amended March 9) are available at the Department, 450 McAllister Street, 4th Floor.

This item is for informational purposes only and requires no formal action by the Commission.

24. (Item #2 from Director's Report) (Sullivan)  
NEIGHBORHOOD CONSERVATION INTERIM CONTROLS EVALUATION - Report on impact on staff resources and plan checking resulting from imposition of the interim neighborhood conservation controls.

This item is for informational purposes only and requires no formal action by the Commission.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.



## ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MAY 11, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

### E. REGULAR CALENDAR

NOTE: The following items will be heard after 2:45 P.M., instead of at 1:30 P.M. as shown on the calendar. They will precede Item 15. Please see calendar for fuller description of each item.

8. 87.613E (Roos)  
150 CALIFORNIA STREET, northeast corner of California and Front Streets, Lots 3, 4, and 5 in Assessor's Block 236 - Certification of the Final Environmental Impact Report.
9. 84.199E (Maxwell)  
524 HOWARD STREET, north side between 1st and 2nd Streets, Lot 13 in Assessor's Block 3721 - Certification of the Final Supplemental Environmental Impact Report.
10. 85.414E (Maxwell)  
101 - 2ND STREET, southeast corner of Mission Street, Lots 72, 73, 74, and 75 in Assessor's Block 3721 - Certification of the Final Supplemental Environmental Impact Report.
11. 86.73E (Christie)  
222 - 2ND STREET, southwest corner of 2nd and Howard Streets, Lots 1, 4, and 53 in Assessor's Block 3735 - Certification of the Final Environmental Impact Report.





5F  
255  
14  
1/8/89

NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

== NOTICE OF MEETING  
AND CALENDAR  
OF THE  
- SAN FRANCISCO  
= CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
== MAY 18, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

MAY 15 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

B. DIRECTOR'S REPORT

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

1. 88.546ECV (Green)  
1131 IRVING STREET, south side between 12th and Funston Avenues, Lot 43 in Assessor's Block 1767 - Consideration of final action on request for authorization of Conditional Use to allow demolition of an existing building containing two second floor dwelling units in an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing two-story building with ground floor commercial area and two dwelling units above and to construct a four-story mixed use building with approximately 1,100 square feet of ground floor commercial area, six (6) off-street parking spaces, approximately 2,700 square feet of office space on the second floor, and a total of five (5) dwelling units on the third and fourth floors on a lot approximately 5,000 square feet in size.  
(Public Hearing Closed and Continued from Regular Meeting of May 11, 1989)

E. REGULAR CALENDAR

2. 89.135C (Chiong)  
1566 HAIGHT STREET, between Clayton and Ashbury Streets, Lot 17 in Assessor's Block T231 - Request for authorization of Conditional Use to expand the existing bar and restaurant from approximately 1,900 square feet and a combined seating capacity of up to 20 persons to approximately 3,300 square feet and a seating capacity of up to 125 persons and exchanging the ABC License Type 48 (Liquor, No Minor Allowed) to Type 47 (Liquor, Food must be served) within the Haight Street Neighborhood Commercial District.  
(Continued from Regular Meeting of May 4, 1989)
3. 88.637D (Berkowitz)  
1173 VALLEJO STREET, south side between Leavenworth and Jones Streets, Lot 59 in Assessor's Block 151 - Request for Discretionary Review of Building Permit Application No. 8807285 for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of April 20, 1989)
4. 86.674E (Bauman)  
UNDERWATER WORLD AT PIER 39, north side of The Embarcadero between Stockton Street and Grant Avenue, Assessor's Block 9900 - Certification of the Final Environmental Impact Report for the proposed construction of a 44,700 square-foot aquarium as part of an existing commercial recreational complex.
5. 86.674C (Blazej)  
PIER 39, near the intersection of Beach Street and The Embarcadero, Assessor's Block 9900, and Seawall Lot Nos. 311 and 312 - Request for Amendment to authorization of Conditional Use to establish a COMMERCIAL/RECREATIONAL NON-WATERBORNE COMMERCE AND NAVIGATION USE within a C-2 (Community Business) district in the Northern Waterfront Special Use District No. 1. The proposal is for the addition of an aquarium and marine educational facility containing approximately 48,000 square feet, removal of 18 marina slips and approximately 3,600 square feet of existing retail use, and the partial realignment of the perimeter access way around Pier 39.  
NOTE: The Commission will recess at 3:45 p.m. and this case will be continued if the Commission is not ready to take action.

4:00 P.M.

Items 6 through 9 are projects which are subject to the OFFICE DEVELOPMENT LIMITATION PROGRAM. Today's discussions will involve project sponsors' presentations of all four projects followed by public testimony. The Commission will receive testimony until 6:45 p.m., when it is scheduled to adjourn.

6. 87.613BXH (Badiner)  
150 CALIFORNIA STREET, northeast corner of California and Front Streets, Lots 3, 4, and 5 in Assessor's Block 236 - Request for Project Authorization for 206,900 gsf of office space; Request for a Permit to Alter a Category I Preservation Building (Marine Building, 158 California Street); and Request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-0 (Downtown Office) district and within 75-X and 350-S Height and Bulk Districts. The western portion of the site (Lot 5, portion of Lot 4) is in the California Street/Front Street Conservation District.

The net addition of 206,900 gsf of office space would be subject to the Housing Requirements of City Planning Code Section 313 and the Child Care Requirements of City Planning Code Section 314.  
(Continued from Regular Meeting of April 20, 1989)

7. 84.199BX (Badiner)  
524 HOWARD STREET, north side of Howard Street between First and Second Streets, Lot 13 in Assessor's Block 3721 - Request for Project Authorization for 199,965 gsf of office space; and Request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-0(SD) (Downtown Office, Special Development) district and a 450-S Height and Bulk District.

The net addition of 199,965 gsf of office space would be subject to the Housing Requirements of City Planning Code Section 313 and the Child Care Requirements of City Planning Code Section 314.  
(Continued from Regular Meeting of April 20, 1989)

8. 85.414BX (Badiner)  
101 - 2ND STREET, southeast corner of Second and Mission Streets, Lots 72, 73, 74, and 75 in Assessor's Block 3721 - Request for Project Authorization for 393,567 gsf of office space; and Request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-0 (Downtown Office) district and 150-S and 500-S Height and Bulk Districts. A portion of the site (Lot 72) is in the New Montgomery Street/2nd Street Conservation District.

The net addition of 302,004 gsf of office space would be subject to the Housing Requirements of City Planning Code Section 313 and the Child Care Requirements of City Planning Code Section 314.  
(Continued from Regular Meeting of April 20, 1989)

9. 86.73BX (Badiner)  
222 - 2ND STREET, southwest corner of Second and Howard Streets, Lots 1, 4, and 53 in Assessor's Block 3735 - Request for Project Authorization for 220,250 gsf of office space; and Request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-0(SD) (Downtown Office, Special Development) district and 150-S and 350-S Height and Bulk Districts.

The net addition of 220,250 gsf of office space would be subject to the Housing Requirements of City Planning Code Section 313 and the Child Care Requirements of City Planning Code Section 314.  
(Continued from Regular Meeting of April 20, 1989)

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

SF  
C55  
#14  
5/18/89  
addendum

≡ ≡ ≡ ADDENDUM

≡ ≡ ≡ NOTICE OF MEETING  
AND CALENDAR  
OF THE  
≡ ≡ ≡ SAN FRANCISCO  
≡ ≡ ≡ CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MAY 18, 1989  
ROOM 282, CITY HALL

DOCUMENTS DEPT.

MAY 16 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

The following changes to the Commission calendar are listed below:

1. THE MEETING ORIGINALLY SCHEDULED TO BEGIN AT 1:30 P.M., WILL BEGIN AT 3:30 P.M.
2. The new 3:30 P.M. portion of the calendar will include the following items:  
3:30 P.M.
  - A. PUBLIC COMMENT
  - B. DIRECTOR'S REPORT
  - C. COMMISSIONERS' QUESTIONS AND MATTERS
  - D. ITEMS TO BE CONTINUED

1. 86.674E (Bauman)  
UNDERWATER WORLD AT PIER 39, north side of The Embarcadero between Stockton Street and Grant Avenue, Assessor's Block 9900 - Certification of the Final Environmental Impact Report for the proposed construction of a 44,700 square-foot aquarium as part of an existing commercial recreational complex.  
(Proposed for continuation to May 25, 1989)
2. 86.674C (Blazej)  
PIER 39, near the intersection of Beach Street and The Embarcadero, Assessor's Block 9900, and Seawall Lot Nos. 311 and 312 - Request for Amendment to authorization of Conditional Use to establish a COMMERCIAL/RECREATIONAL NON-WATERBORNE COMMERCE AND NAVIGATION USE within a C-2 (Community Business) district in the Northern Waterfront Special Use District No. 1. The proposal is for the addition of an aquarium and marine educational facility containing approximately 48,000 square feet, removal of 18 marina slips and approximately 3,600 square feet of existing retail use, and the partial realignment of the perimeter access way around Pier 39.  
NOTE: The Commission will recess at 3:45 p.m. and this case will be continued if the Commission is not ready to take action.  
(Proposed for continuation to May 25, 1989)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

3. 88.546ECV (Green)  
1131 IRVING STREET, south side between 12th and Funston Avenues,  
Lot 43 in Assessor's Block 1767 - Consideration of final action on  
request for authorization of Conditional Use  
(Public Hearing Closed and Continued from Regular Meeting of  
May 11, 1989)
- 3a. 88.650ECV (Miller)  
1654-1658 KIRKWOOD AVENUE, north side between Phelps and Newhall  
Streets, Lots 17 and 18 in Assessor's Block 5279 - Consideration of  
final action on request for authorization of Conditional Use  
(Public Hearing Closed and Continued from Regular Meeting of  
May 11, 1989)  
NOTE: On May 11, 1989, the Commission unanimously passed a motion of  
intent to approve the request with conditions.

F. REGULAR CALENDAR

4. 89.135C (Chiong)  
1566 HAIGHT STREET, between Clayton and Ashbury Streets, Lot 17 in  
Assessor's Block 1231 - Request for authorization of Conditional Use  
to expand the existing bar and restaurant from approximately 1,900  
square feet and a combined seating capacity of up to 20 persons to  
approximately 3,300 square feet and a seating capacity of up to 125  
persons and exchanging the ABC License Type 48 (Liquor, No Minor  
Allowed) to Type 47 (Liquor, Food must be served) within the Haight  
Street Neighborhood Commercial District.  
(Continued from Regular Meeting of May 4, 1989)
5. 88.637D (Berkowitz)  
1173 VALLEJO STREET, south side between Leavenworth and Jones  
Streets, Lot 59 in Assessor's Block 151 - Request for Discretionary  
Review of Building Permit Application No. 8807285 for the  
CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an  
RH-3 (House, Three-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of April 20, 1989)

ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MAY 18, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

MAY 16 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

D. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

- 1a. 88.650ECV (Miller)  
1654-1658 KIRKWOOD AVENUE, north side between Phelps and Newhall Streets, Lots 17 and 18 in Assessor's Block 5279 - Consideration of final action on request for authorization of Conditional Use for COMMUNITY FACILITY (San Francisco Senators' Learning Awareness Center), with a residential care facility component and off-street parking exceeding the requirements of the City Planning Code, in an RH-2 (House, Two-Family) district.  
(Public Hearing Closed and Continued from Regular Meeting of May 11, 1989)  
NOTE: On May 11, 1989, the Commission unanimously passed a motion of intent to approve the request with conditions.

CPC 405





NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

SF  
C55  
#14  
5/25/89

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MAY 25, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

MAY 22 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

B. DIRECTOR'S REPORT

1. (Feltham)  
Informational presentation on changes in methodology used by the Department of City Planning for evaluation and approval of parking in Downtown projects.
2. 88.638D (Berkowitz)  
5-7 CASTRO STREET, east side between Waller Street and Duboce Avenue, Lot 49 in Assessor's Block 1260 - Informational Report on Building Permit Application No. 8815137 for the CONSTRUCTION OF A THIRD STORY TO A RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.  
(Approved with Conditions on January 19, 1989)

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. ITEMS TO BE CONTINUED

3. 88.739D (Berkowitz)  
453 LIBERTY STREET, south side between Sanchez and Noe Streets, Lot 36 in Assessor's Block 3604 - Consideration of final action on Building Permit Application No. 8810197 for the CONSTRUCTION OF A

## Item #88.739D (Cont)

SECOND STORY ADDITION AND FIRST FLOOR REMODELING OF A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.

(Public Hearing Closed and Continued from Regular Meeting of May 11, 1989)

NOTE: On April 6, 1989, the Commission passed a motion of intent to approve the application by a vote of 4-3, Commissioners Bierman, Dick and Morales dissenting.

(Proposed for continuation to June 1, 1989)

4. 89.074L (Marsh)  
2080 WASHINGTON STREET, northeast corner of Octavia Street, Lot 5 in Assessor's Block 601 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Spreckels Residence as a Landmark pursuant to Article 10 of the City Planning Code.  
(Proposed for continuation to June 22, 1989)
5. 88.547EKVC (Nixon)  
1700 VAN NESS AVENUE, northeast corner of Van Ness Avenue and Sacramento Street, Lot 18 in Assessor's Block 1622 - Request for authorization of Conditional Use to exceed a height of 40 feet in an RC-4 (Residential-Commercial Combined, High Density) district and exception to bulk limits of 110 feet maximum length and 140 feet maximum diagonal above a height of 40 feet. An additional exception for rear yard location is being requested. The proposal is to add 3 stories to the existing structure (the old Oldsmobile dealership). The resulting structure will contain 41 dwelling units, approximately 16,000 square feet of retail space and 66 parking spaces in an 80-foot tall building envelope extending approximately 128 feet along Van Ness Avenue and 153 feet on Sacramento Street, in an RC-4 (Residential-Commercial Combined, High Density) district and an 80-D Height and Bulk District within the Van Ness Avenue Special Use District.  
(Proposed for indefinite continuation)
6. 88.648ED (Maltzer)  
200 TARAVAL STREET, northwest corner of 12th Avenue, Lot 37 in Assessor's Block 2341 - Appeal of Preliminary Negative Declaration on the proposed demolition of the existing one-story commercial building, subdivision of lot into three lots, and construction of three, four-story mixed use buildings.  
(Continued from Regular Meeting of May 4, 1989)  
NOTE: This appeal has been withdrawn.

2:00 P.M.E. REGULAR CALENDAR

Items 7 through 10 are projects which are subject to the OFFICE DEVELOPMENT LIMITATION PROGRAM. Today's discussions will involve continuity of the public testimony and Commission consideration and motions of intent.

7. 87.613BXH (Badiner)  
150 CALIFORNIA STREET, northeast corner of California and Front Streets, Lots 3, 4, and 5 in Assessor's Block 236 - Request for Project Authorization for 206,900 gsf of office space; Request for a Permit to Alter a Category I Preservation Building (Marine Building, 158 California Street); and Request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-0 (Downtown Office) district and within 75-X and 350-S Height and Bulk Districts. The western portion of the site (Lot 5, portion of Lot 4) is in the California Street/Front Street Conservation District.

The net addition of 206,900 gsf of office space would be subject to the Housing Requirements of City Planning Code Section 313 and the Child Care Requirements of City Planning Code Section 314.  
(Continued from Regular Meeting of May 18, 1989)

8. 84.199BX (Badiner)  
524 HOWARD STREET, north side of Howard Street between First and Second Streets, Lot 13 in Assessor's Block 3721 - Request for Project Authorization for 199,965 gsf of office space; and Request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-0(SD) (Downtown Office, Special Development) district and a 450-S Height and Bulk District.

The net addition of 199,965 gsf of office space would be subject to the Housing Requirements of City Planning Code Section 313 and the Child Care Requirements of City Planning Code Section 314.  
(Continued from Regular Meeting of May 18, 1989)

9. 85.414BX (Badiner)  
101 - 2ND STREET, southeast corner of Second and Mission Streets, Lots 72, 73, 74, and 75 in Assessor's Block 3721 - Request for Project Authorization for 393,567 gsf of office space; and Request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-0 (Downtown Office) district and 150-S and 500-S Height and Bulk Districts. A portion of the site (Lot 72) is in the New Montgomery Street/2nd Street Conservation District.

The net addition of 393,567 gsf of office space would be subject to the Housing Requirements of City Planning Code Section 313 and the Child Care Requirements of City Planning Code Section 314.  
(Continued from Regular Meeting of May 18, 1989)

10. 86.73BX (Badiner)  
222 - 2ND STREET, southwest corner of Second and Howard Streets, Lots 1, 4, and 53 in Assessor's Block 3735 - Request for Project Authorization for 220,250 gsf of office space; and Request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-0(SD) (Downtown Office, Special Development) district and 150-S and 350-S Height and Bulk Districts.

The net addition of 220,250 gsf of office space would be subject to the Housing Requirements of City Planning Code Section 313 and the Child Care Requirements of City Planning Code Section 314.  
(Continued from Regular Meeting of May 18, 1989)

---

NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.

---

4:00 P.M.

11. 88.297ESC (Miller)  
1726, 1754, AND 1760 ALABAMA STREET, northwest corner of Ripley Street with frontage also on Harrison Street, Lots 5, 5A, 5B, and 6 in Assessor's Block 5542 - Request for resubdivision of property from four lots into nine lots in an RH-1 (House, One-Family) district.  
(Joint hearing with the Department of Public Works)  
(Continued from Regular Meeting of May 4, 1989)
12. 89.025ES (Hood)  
MEADE AVENUE, west side of Jennings Street, Lot 84 in Assessor's Block 4991 - Review for consistency with the Master Plan of a twenty-nine lot subdivision in an RH-2 (House, Two-Family) district.  
(Joint hearing with the Department of Public Works)  
(Continued from Regular Meeting of May 4, 1989)
13. 88.579EAXC (Badiner)  
166 THE EMBARCADERO, west side of The Embarcadero between Mission and Howard Streets with frontage on Steuart Street, Lot 7 in Assessor's Block 3715 - Request for authorization of Conditional Use to remove 38 dwelling units and to replace them at 351 Turk Street; Request for Section 309 (Downtown Plan) review; and Request for a Permit to Alter a Category II Significant Building in a C-3-0 (Downtown Commercial Office) district and an 84-X Height and Bulk District. The project proposes the demolition and replacement of the Steuart Street portion of The Embarcadero YMCA to improve and upgrade the recreational and hotel facilities. The exterior of The Embarcadero facade would be rehabilitated. The project does not add more than 50,000 square feet of hotel or office space and is not subject to the Child Care Requirements of Section 314 of the City Planning Code.  
(Continued from Regular Meeting of May 4, 1989)

5:30 P.M.

14. 88.742C (Green)  
1501 PACIFIC AVENUE, southwest corner of Larkin Street, Lot 1 in Assessor's Block 596 - Request for authorization of Conditional Use to establish an AUTOMOTIVE REPAIR SHOP as defined by Section 790.15 of the City Planning Code within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing automotive service station and to construct a four (4) story mixed use building containing a second floor office, three (3) dwelling units on the third and fourth floors, six (6) off-street parking spaces and an automotive repair shop on the ground floor on a lot approximately 3,100 square feet in size.  
(Continued from Regular Meeting of April 27, 1989)
15. 89.044C (Green)  
2014 CLEMENT STREET, north side between 21st and 22nd Avenues, Lot 16 in Assessor's Block 1412 - Request for authorization of Conditional Use to allow demolition of an existing second floor dwelling unit and a reduction of the required off-street parking for new dwelling units within the Outer Clement Street Neighborhood Commercial District. The proposal is to demolish the existing two-story building containing ground floor commercial area and a second floor dwelling unit and to construct a three-story mixed use building with ground floor commercial and four dwelling units on the second and third floors above without provision of the four required off-street parking spaces on a lot approximately 2,500 square feet in size.  
(Continued from Regular Meeting of April 27, 1989)
16. 89.090C (Green)  
1701 OCTAVIA STREET, northwest corner of Bush Street, Lot 5 in Assessor's Block 663 - Request for authorization of Conditional Use to modify the conditions of approval for an existing restaurant within an RH-2 (House, Two-Family) district. The proposal is to modify the conditions of City Planning Commission Resolution No. 8992 extending the closing time from 10:00 p.m. to 11:00 p.m. and transferring the ownership to another party for the existing restaurant with seating for up to 36 persons in approximately 800 square feet of floor area.
17. 89.156C (Green)  
1980 UNION STREET, north side between Buchanan and Laguna Streets, Lot 13 in Assessor's Block 531 - Request for authorization of Conditional Use to modify and intensify an existing restaurant and bar authorized by Special Use by adding live entertainment defined as OTHER ENTERTAINMENT within the Union Street Neighborhood Commercial District. The proposal is to modify the existing establishment by transferring the ownership to a new party, and to add non-amplified live music to the restaurant/bar with total seating for up to 105 persons in approximately 3,500 square feet of floor area.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.



NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

SF  
C55  
#14  
6/1/89

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JUNE 1, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

MAY 30 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 89.267D (Miller)  
445 TARAVAL STREET, southeast corner of 15th Avenue, Lot 21-M in Assessor's Block 2411 - Request for Discretionary Review of Building Permit Application No. 8819707 for a ROOF-TOP SATELLITE DISH ANTENNA in an NC-2 (Small-Scale Neighborhood Commercial) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing  
(Proposed for continuation to June 8, 1989)
2. 88.736D (Berkowitz)  
282 RIPLEY STREET, south side between Alabama Street and Peralta Avenue, Lot 41 in Assessor's Block 5550 - Request for Review under the Bernal Heights Special Use District Controls of Building Permit Application No. 8816369 for the CONSTRUCTION OF A TWO-STORY ABOVE GARAGE SINGLE FAMILY HOUSE in an RH-2 (House, Two-Family) district and in the Bernal Heights Special Use District.  
(Continued from Regular Meeting of May 4, 1989)  
(Proposed for continuation to June 15, 1989)
3. 88.790C (Gallagher)  
1480 ALABAMA STREET, northwest corner of Army Street, Lot 10 in Assessor's Block 4338 - Request for authorization of Conditional Use under Section 303(e) to remove Condition of Approval No. 1 from Resolution No. 9067, which restricts the transfer of ownership of an existing bar in an RH-2 (House, Two-Family) district.  
(Continued from Regular Meeting of April 13, 1989)  
(Proposed for continuation to June 22, 1989)



4. 89.144C (Green)  
3814 - 24TH STREET, north side between Vicksburg and Church Streets, Lot 16 in Assessor's Block 3651 - Request for authorization of Conditional Use to reduce the residential parking requirements for a new mixed use building to be constructed within the 24th Street-Noe Valley Neighborhood Commercial District. The proposal is to demolish the existing one-story commercial building and to construct a new three-story building containing approximately 2,000 square feet of ground floor commercial area and a total of four dwelling units on two floors above without provision for four required off-street parking spaces on a lot approximately 3,000 square feet in size. (Proposed for continuation to June 29, 1989)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. DIRECTOR'S REPORT

5. 87.081CPCP (Blazej)  
654 GREAT HIGHWAY, Assessor's Block 1595 - Informational presentation on the proposed design guidelines for residential development of Parcel Three of the Ocean Beach Planned Unit Development. (Continued from Regular Meeting of May 4, 1989)

D. COMMISSIONERS' QUESTIONS AND MATTERS

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

6. 89.093D (Berkowitz)  
200 GUTTENBERG STREET, southeast corner of Brunswick Street, Lot 1 in Assessor's Block 6489 - Consideration of final action on Building Permit Application No. 8811659 for the CONSTRUCTION OF A THREE-STORY SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district. (Public Hearing Closed and Continued from Regular Meeting of May 11, 1989)  
NOTE: On April 20, 1989, the Commission passed a motion of intent to approve the application with modifications by a vote of 6-0, Commissioner Dick absent.
7. 88.739D (Berkowitz)  
453 LIBERTY STREET, south side between Sanchez and Noe Streets, Lot 36 in Assessor's Block 3604 - Consideration of final action on Building Permit Application No. 8810197 for the CONSTRUCTION OF A SECOND STORY ADDITION AND FIRST FLOOR REMODELING OF A SINGLE FAMILY

## Item #88.739D (Cont)

HOUSE in an RH-1 (House, One-Family) district.

(Public Hearing Closed and Continued from Regular Meeting of May 25, 1989)

NOTE: On April 6, 1989, the Commission passed a motion of intent to approve the application by a vote of 4-3, Commissioners Bierman, Dick and Morales dissenting.

2:30 P.M.F. REGULAR CALENDAR

8. 88.628DS (Berkowitz)  
53-55 LA GRANDE AVENUE, east side between Avalon Avenue and Burrows Street, Lot 26 in Assessor's Block 5963 - Request for Discretionary Review of Building Permit Application Nos. 8900758 and 8900759 for the CONSTRUCTION OF TWO, TWO-STORY SINGLE FAMILY HOUSES and Demolition Permit Application No. 8814687 for the DEMOLITION OF A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of May 4, 1989)
9. 88.224DS (Berkowitz)  
632-636 PERSIA AVENUE, southwest side between Vienna and Naples Streets, Lot 2 in Assessor's Block 6090 - Request for Discretionary Review of Building Permit Application Nos. 8810927 and 8810928 for the CONSTRUCTION OF TWO, TWO-STORY SINGLE FAMILY DWELLINGS in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
10. 89.047D (Berkowitz)  
2618 SUTTER STREET, north side between Baker and Lyon Streets, Lot 14 in Assessor's Block 1054 - Request for Discretionary Review of Building Permit Application No. 8817561 for the CONSTRUCTION OF A DECK AND REMODELING TO ELIMINATE AN ILLEGAL UNIT in an RH-3 (House, Three-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.  
-----

4:00 P.M.

11. 89.008D (Berkowitz)  
1020 CHURCH STREET, west side between 22nd and 23rd Streets, Lot 4 in Assessor's Block 3628 - Request for Discretionary Review of Building Permit Application No. 8811439 for the CONSTRUCTION OF A THREE-STORY,

## Item #89.008D (Cont)

THREE-UNIT RESIDENTIAL BUILDING in an RM-1 (Mixed Residential, Low Density) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

12. 88.378C (Green)  
2545 NORIEGA STREET, southeast corner of 33rd Avenue, Lot 1 in Assessor's Block 2069 - Request for authorization of Conditional Use to alter an existing building on a lot in excess of 10,000 square feet and to create one commercial tenant space in excess of 4,000 square feet in an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to remodel the existing building to contain four (4) commercial tenant spaces on the ground floor, one space to be approximately 5,883 square feet in size, and to create a new second floor for office uses, increasing the total floor area from 12,087 square feet to approximately 14,097 square feet on a lot approximately 13,392 square feet in size. The project is not required to provide off-street parking.

5:30 P.M.

13. 89.136C (Casey)  
120 LATHROP AVENUE, southwest corner of Main Street, Lot 1 in Assessor's Block 5090 - Request for authorization of Conditional Use for continued use of the site by the First Korean Presbyterian Church for church activities and ancillary use in an RH-1 (House, One-Family) district.
14. 89.202C (Casey)  
940 LAGUNA HONDA BOULEVARD, southwest corner of Portola Drive, Lot 1 in Assessor's Block 2915 - Request for authorization of Conditional Use for the construction of a 700 square-foot ground story ADDITION TO ST. BRENDON SCHOOL in an RH-1(D) (House, One-Family, Detached Dwellings) district.
15. 89.211C (Casey)  
756 UNION STREET, north side between Mason and Powell Streets, Lot 10 in Assessor's Block 101 - Request for authorization of Conditional Use to add to an existing Day Care Center a CHURCH with a proposed building expansion of 800 square feet and 38 feet, six inches high in an RM-2 (Mixed Residential, Moderate Density) district.

6:30 P.M.

16. 89.003EC (Casey)  
2006 KEITH STREET, southwest corner of Underwood Avenue, Lot 1 in Assessor's Block 5386 - Request for authorization of Conditional Use to construct a new church of 1,690 square feet for 186 people in an RH-1 (House, One-Family) district.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.



SF  
255  
14  
1/8/89

NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JUNE 8, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

JUN 6 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 87.525E (Dean)  
384 POST STREET (SAKS Fifth Avenue) - Appeal of Preliminary Negative Declaration on the proposed two-story addition to the existing retail department store. The 34.8 foot high addition would result in a building height of 128.3 feet. The project would add 40,163 gross square feet to the store for a total gross square footage of 156,915. (Continued from Regular Meeting of April 27, 1989)  
(Proposed for continuation to June 15, 1989)
2. 89.125C (Gallagher)  
2415 - 28TH AVENUE, west side between Taraval and Ulloa Streets, Lot 39 in Assessor's Block 2397 - Request for authorization of Conditional Use under Section 711.38 to convert a single family residence over garage to offices in an NC-1 (Neighborhood Commercial Cluster) district. (Continued from Regular Meeting of May 11, 1989)  
(Proposed for continuation to June 22, 1989)
3. 87.813E (Bauman)  
SAN FRANCISCO COUNTY HAZARDOUS WASTE MANAGEMENT PLAN - Public hearing on the Draft Environmental Impact Report on the proposed Plan which would embody San Francisco's official policy on hazardous waste management, provide guidance on expanding existing or beginning new programs, and guide the review of future hazardous waste management facilities proposed for sites in San Francisco. (Continued from Regular Meeting of April 27, 1989)  
(Proposed for continuation to July 6, 1989)

B. PUBLIC COMMENT

- At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. DIRECTOR'S REPORT

4. (Marsh)  
660 CALIFORNIA STREET (OLD ST. MARY'S CHURCH), at Grant Avenue, Lot 11 in Assessor's Block 241 - Informational presentation on a Certificate of Appropriateness, approved by the Landmarks Preservation Advisory Board, for exterior rehabilitation of Landmark No. 2. No action is required.

D. COMMISSIONERS' QUESTIONS AND MATTERSE. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

5. 88.739D (Berkowitz)  
453 LIBERTY STREET, south side between Sanchez and Noe Streets, Lot 36 in Assessor's Block 3604 - Consideration of final action on Building Permit Application No. 8810197 for the CONSTRUCTION OF A SECOND STORY ADDITION AND FIRST FLOOR REMODELING OF A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.  
(Public Hearing Closed and Continued from Regular Meeting of June 1, 1989)  
NOTE: On April 6, 1989, the Commission passed a motion of intent to approve the application by a vote of 4-3, Commissioners Bierman, Dick and Morales dissenting.

F. REGULAR CALENDAR

6. 89.050Q (Hood)  
2900 PACIFIC AVENUE, northwest corner of Broderick Street, Lot 2 in Assessor's Block 963 - Review for consistency with the Master Plan of a six-unit residential condominium conversion subdivision in an RH-1 (House, One-Family) district.  
(Joint hearing with the Department of Public Works)
7. 85.135CC (Blazej)  
900 GREEN STREET, northwest corner of Green and Taylor Streets, Lots 5 and 6 in Assessor's Block 120 - Request for Amendment to Conditional Use authorization previously authorized on September 5, 1985 (Motion No. 10418) to reflect the building as built, subject to certain modifications, for an eleven-unit building on property zoned RM-2 and RH-2 Residential Use and 40-X Height and Bulk District.



8. 88.761CV (McDonald)  
897 CALIFORNIA STREET, southeast corner of Powell Street, Lot 16 in Assessor's Block 256 - Request for authorization of Conditional Use to permit CONSTRUCTION OF A 121-FOOT HIGH, 16-UNIT RESIDENTIAL BUILDING (ALTERNATIVE A) OR A 90-FOOT HIGH, 16-UNIT RESIDENTIAL BUILDING (ALTERNATIVE B) EXCEEDING A HEIGHT OF 40 FEET in an RM-4 (Mixed Residential, High Density) district and the Nob Hill Special Use District with a Height and Bulk designation of 65-A.  
(Continued from Regular Meeting of April 27, 1989)
9. 88.761CV (McDonald)  
897 CALIFORNIA STREET, southeast corner of Powell Street, Lot 16 in Assessor's Block 256 - Request for Rear Yard Variance for a new 90-foot high, 16-unit residential building (Alternative B) on the subject property in an RM-4 (Mixed Residential, High Density) district with a Height and Bulk designation of 65-A. A portion of the first basement parking level, ground floor and second through sixth floors would extend to the rear property line and would be within the required rear yard area. The Planning Code requires an open and unobstructed rear yard of 31 feet of lot depth.  
(Continued from Regular Meeting of April 27, 1989)
10. 89.242C (Miller)  
1246 SACRAMENTO STREET, north side between Taylor and Jones Streets, a through lot to Pleasant Street, Lot 4-B in Assessor's Block 221 - Request for authorization of Conditional Use to permit a STRUCTURE EXCEEDING 40 FEET IN HEIGHT in an RM-3 (Mixed Residential, Medium Density) district and a 65-A Height and Bulk District.
11. 88.734C (Miller)  
301 LYON STREET, northwest corner of Fell Street, Lot 8 in Assessor's Block 1207 - Request for authorization of Conditional Use to expand the scope of a previous Conditional Use authorization and to modify the previous Conditional Use authorization to permit the SALE OF WINE AND BEER TO GUESTS OF A BED AND BREAKFAST INN in a Landmark structure within an RH-3 (House, Three-Family) district.
12. 89.267D (Miller)  
445 TARAVAL STREET, southeast corner of 15th Avenue, Lot 21-M in Assessor's Block 2411 - Request for Discretionary Review of Building Permit Application No. 8819707 for a ROOF-TOP SATELLITE DISH ANTENNA in an NC-2 (Small-Scale Neighborhood Commercial) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of June 1, 1989)

---

NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.

---



4:00 P.M.

13. 86.674E (Bauman)  
UNDERWATER WORLD AT PIER 39, north side of The Embarcadero between Stockton Street and Grant Avenue, Assessor's Block 9900 - Certification of the Final Environmental Impact Report for the proposed construction of a 44,700 square-foot aquarium as part of an existing commercial recreational complex.  
(Continued from Regular Meeting of May 18, 1989)
14. 86.674C (Blazej)  
PIER 39, near the intersection of Beach Street and The Embarcadero, Assessor's Block 9900, and Seawall Lot Nos. 311 and 312 - Request for Amendment to authorization of Conditional Use to establish a COMMERCIAL/RECREATIONAL NON-WATERBORNE COMMERCE AND NAVIGATION USE within a C-2 (Community Business) district in the Northern Waterfront Special Use District No. 1. The proposal is for the addition of an aquarium and marine educational facility containing approximately 48,000 square feet, removal of 18 marina slips and approximately 3,600 square feet of existing retail use, and the partial realignment of the perimeter access way around Pier 39.  
(Continued from Regular Meeting of May 18, 1989)

## Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

SF  
C55

#14

6/15/89

Specie

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
THURSDAY  
JUNE 15, 1989  
12:00 NOON

DOCUMENTS DEPT.

JUN 13 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

12:00 NOON

FIELD TRIP - Site visit to 53-55 La Grande Avenue (Case No. 88.628DS).  
Members of the public are invited to meet the Commissioners at the site.

CPC 412

1870

1870

1870

1870

1870

1870

NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JUNE 15, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

JUN 13 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 89.068E AND 89.069E (Christie)  
333-339 UPPER TERRACE, south side between Clifford Terrace and Monument Way, Lots 41 and 42 in Assessor's Block 2628 - Proposed construction of two, two-unit dwellings on two vacant lots, each building would contain five floors and three or four off-street parking spaces, requires an encroachment permit from the Department of Public Works for driveway access.  
(Proposed for continuation to July 6, 1989)
2. 89.059D (Berkowitz)  
1108-1110 DOLORES STREET, west side between 24th and Jersey Streets, Lot 1-B in Assessor's Block 6510 - Request for Discretionary Review of Building Permit Application No. 8900663 for the ADDITION OF A FOURTH FLOOR TO AN EXISTING TWO-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing(Proposed for continuation to July 20, 1989)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. DIRECTOR'S REPORT

3. (Deutsch)  
Consideration of Resolution authorizing the Director of Planning to enter into a Personal Services Contract with Rutherford and Chekene for up to \$110,000 for a study of unreinforced masonry buildings.
4. (Feltham)  
Consideration of Resolution endorsing establishment of and participation in a downtown Transportation Management Association as an alternative to implementing individual building commute programs conforming with guidelines for Section 163 of the City Planning Code and similar permit conditions.

D. COMMISSIONERS' QUESTIONS AND MATTERSE. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

5. 89.242C (Miller)  
1246 SACRAMENTO STREET, north side between Taylor and Jones Streets, a through lot to Pleasant Street, Lot 4-B in Assessor's Block 221 - Consideration of final action on the request for authorization of Conditional Use to permit a STRUCTURE EXCEEDING 40 FEET IN HEIGHT in an RM-3 (Mixed Residential, Medium Density) district and a 65-A Height and Bulk District.  
(Public Hearing Closed and Continued from Regular Meeting of June 8, 1989)

NOTE: On June 8, 1989, the Commission passed a motion of intent to approve the subdivision by a vote of 5-2, Commissioners Boldridge and Karasick dissenting.

6. 84.199BX (Badiner)  
524 HOWARD STREET, north side of Howard Street between First and Second Streets, Lot 13 in Assessor's Block 3721 - Request for Project Authorization for 199,965 gsf of office space; and Request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-0(SD) (Downtown Office, Special Development) district and a 450-S Height and Bulk District.

The net addition of 199,965 gsf of office space would be subject to the Housing Requirements of City Planning Code Section 313 and the Child Care Requirements of City Planning Code Section 314.

(Public Hearing Closed and Continued from Regular Meeting of May 25, 1989)

NOTE: On May 25, 1989, the Commission unanimously passed a motion of intent to approve the requests.

7. 86.73BX (Badiner)  
222 - 2ND STREET, southwest corner of Second and Howard Streets, Lots 1, 4, and 53 in Assessor's Block 3735 - Request for Project Authorization for 220,250 gsf of office space; and Request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-0(SD) (Downtown Office, Special Development) district and 150-S and 350-S Height and Bulk Districts.

## Item #86.73BX (Cont)

The net addition of 220,250 gsf of office space would be subject to the Housing Requirements of City Planning Code Section 313 and the Child Care Requirements of City Planning Code Section 314.

(Public Hearing Closed and Continued from Regular Meeting of May 25, 1989)

NOTE: On May 25, 1989, the Commission unanimously passed a motion of intent to approve the requests.

F. REGULAR CALENDAR

8. 87.613BXH (Badiner)  
150 CALIFORNIA STREET, northeast corner of California and Front Streets, Lots 3, 4, and 5 in Assessor's Block 236 - Request for Project Authorization for 206,900 gsf of office space; Request for a Permit to Alter a Category I Preservation Building (Marine Building, 158 California Street); and Request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-0 (Downtown Office) district and within 75-X and 350-S Height and Bulk Districts. The western portion of the site (Lot 5, portion of Lot 4) is in the California Street/Front Street Conservation District.

The net addition of 206,900 gsf of office space would be subject to the Housing Requirements of City Planning Code Section 313 and the Child Care Requirements of City Planning Code Section 314.  
(Continued from Regular Meeting of May 25, 1989)

9. 85.414BX (Badiner)  
101 - 2ND STREET, southeast corner of Second and Mission Streets, Lots 72, 73, 74, and 75 in Assessor's Block 3721 - Request for Project Authorization for 393,567 gsf of office space; and Request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-0 (Downtown Office) district and 150-S and 500-S Height and Bulk Districts. A portion of the site (Lot 72) is in the New Montgomery Street/2nd Street Conservation District.

The net addition of 302,004 gsf of office space would be subject to the Housing Requirements of City Planning Code Section 313 and the Child Care Requirements of City Planning Code Section 314.  
(Continued from Regular Meeting of May 25, 1989)

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.  
-----

4:00 P.M.

10. 85.135CC (Blazej)  
900 GREEN STREET, northwest corner of Green and Taylor Streets, Lots 5 and 6 in Assessor's Block 120 - Request for Amendment to Conditional Use authorization previously authorized on September 5, 1985 (Motion No. 10418) to reflect the building as built, subject to

## Item #85.135CC (Cont)

certain modifications, for an eleven-unit building on property zoned RM-2 and RH-2 Residential Use and 40-X Height and Bulk District.  
(Continued from Regular Meeting of June 8, 1989)

11. 87.525E (Dean)  
384 POST STREET (SAKS Fifth Avenue) - Appeal of Preliminary Negative Declaration on the proposed two-story addition to the existing retail department store. The 34.8 foot high addition would result in a building height of 128.3 feet. The project would add 40,163 gross square feet to the store for a total gross square footage of 156,915.  
(Continued from Regular Meeting of June 8, 1989)  
NOTE: This appeal may be withdrawn.
12. 87.525XX (Badiner)  
384 POST STREET, northeast corner of Post and Powell Streets, Lot 7 in Assessor's Block 295 - Request for Section 309 (Downtown Plan) review, for exceptions to the height, bulk and freight loading requirements of the City Planning Code, for approval of the appropriateness of a major alteration to an Unrated Building in the Kearny/Market/Mason/Sutter Conservation District, and for a Section 295 determination on the significance of any adverse impact on the use of Union Square caused by the new shadow created by the proposal within a C-3-R (Downtown Retail) district and an 80-130F Height and Bulk District. The proposal is to add two floors of retail space totaling approximately 40,200 gross square feet of floor area to its existing retail store (SAKS Fifth Avenue). The Director's recommendation regarding this project will be available 10 days prior to the hearing at the Zoning Information Counter, 5th Floor, 450 McAllister Street, San Francisco.
13. 88.808Q (Hood)  
1421 MASONIC AVENUE, west side between Frederick and Piedmont Streets, Lot 1-A in Assessor's Block 1270 - Review for consistency with the Master Plan of a six-unit residential condominium conversion subdivision in an RH-2 (House, Two-Family) district.
14. 89.017Q (Hood)  
382-394 ELIZABETH STREET, northeast corner of Sanchez Street, Lot 28 in Assessor's Block 3652 - Review for consistency with the Master Plan of a seven-unit residential community apartment condominium conversion subdivision in an RH-3 (House, Three-Family) district.
15. 89.197C (Chiong)  
811 STOCKTON STREET, between Clay and Sacramento Streets, Lot 5 in Assessor's Block 224 - Request for authorization of Conditional Use to establish a small self-service restaurant (bakery), with approximately 300 square feet and no seating capacity, within the Chinatown Residential Neighborhood Commercial District.



16. 89.044C (Green)  
2014 CLEMENT STREET, north side between 21st and 22nd Avenues, Lot 16 in Assessor's Block 1412 - Request for authorization of Conditional Use to allow demolition of an existing second floor dwelling unit and a reduction of the required off-street parking for new dwelling units within the Outer Clement Street Neighborhood Commercial District. The proposal is to demolish the existing two-story building containing ground floor commercial area and a second floor dwelling unit and to construct a three-story mixed use building with ground floor commercial and four dwelling units on the second and third floors above without provision of the four required off-street parking spaces on a lot approximately 2,500 square feet in size.  
(Continued from Regular Meeting of May 25, 1989)

5:30 P.M.

17. 89.269L (Marsh)  
650 GEARY STREET, ISLAM TEMPLE (ALCAZAR THEATER), north side between Leavenworth and Jones Streets, Lots 19 and 23 in Assessor's Block 304 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Islam Temple (Alcazar Theater) as a Landmark, pursuant to Article 10 of the City Planning Code.
18. 88.736D (Berkowitz)  
282 RIPLEY STREET, south side between Alabama Street and Peralta Avenue, Lot 41 in Assessor's Block 5550 - Request for Review under the Bernal Heights Special Use District Controls of Building Permit Application No. 8816369 for the CONSTRUCTION OF A TWO-STORY ABOVE GARAGE SINGLE FAMILY HOUSE in an RH-2 (House, Two-Family) district and in the Bernal Heights Special Use District.  
(Continued from Regular Meeting of June 1, 1989)
19. 88.628DS (Berkowitz)  
53-55 LA GRANDE AVENUE, east side between Avalon Avenue and Burrows Street, Lot 26 in Assessor's Block 5963 - Request for Discretionary Review of Building Permit Application Nos. 8900758 and 8900759 for the CONSTRUCTION OF TWO, TWO-STORY SINGLE FAMILY HOUSES and Demolition Permit Application No. 8814687 for the DEMOLITION OF A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of June 1, 1989)
20. 89.013D (Berkowitz)  
320 MISSOURI STREET, west side between 18th and 19th Streets, Lot 14 in Assessor's Block 4036 - Request for Discretionary Review of Building Permit Application No. 8816578 for a REAR YARD EXTENSION in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

21. 89.060D (Berkowitz)  
584 VALLEY STREET, north side between Diamond and Castro Streets, Lot  
22 in Assessor's Block 6611 - Request for Discretionary Review of  
Building Permit Application No. 8819918 for the ADDITION OF A STORY  
TO AN EXISTING SINGLE FAMILY RESIDENCE in an RH-1 (House, One-Family)  
district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and  
reclassifications may be appealed to the Board of Supervisors within 30  
days. Call (415) 554-5184 for information. Commission actions after  
Discretionary Review may be appealed to the Board of Permit Appeals within  
15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for  
information. Zoning Administrator action on a Variance application may be  
appealed to the Board of Permit Appeals within 10 days of the issuance of  
the written decision.

NOTE: For information related to any of the above matters, please call  
Lori Yamauchi, Administrative Secretary, City Planning Commission, at  
(415) 558-6414.

NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JUNE 22, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

JUN 19 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 88.790C (Gallagher)  
1480 ALABAMA STREET, northwest corner of Army Street, Lot 10 in Assessor's Block 4338 - Request for authorization of Conditional Use under Section 303(e) to remove Condition of Approval No. 1 from Resolution No. 9067, which restricts the transfer of ownership of an existing bar in an RH-2 (House, Two-Family) district.  
(Continued from Regular Meeting of June 1, 1989)  
(Proposed for continuation to August 24, 1989)
2. 89.074L (Marsh)  
2080 WASHINGTON STREET, northeast corner of Octavia Street, Lot 5 in Assessor's Block 601 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Spreckels Residence as a Landmark, pursuant to Article 10 of the City Planning Code.  
(Continued from Regular Meeting of May 25, 1989)  
(Proposed for continuation to August 24, 1989)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. DIRECTOR'S REPORT

3. (Macris/Wright)  
Status report on the Embarcadero Roadway transportation programs along the waterfront.
4. (Kessler)  
Consideration of Resolution to extend the current Professional Services Contract to June 30, 1990 with Recht Hausrath and Associates.

D. COMMISSIONERS' QUESTIONS AND MATTERSE. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

5. 88.736D (Berkowitz)  
282 RIPLEY STREET, south side between Alabama Street and Peralta Avenue, Lot 41 in Assessor's Block 5550 - Consideration of final action on Building Permit Application No. 8816369 for the CONSTRUCTION OF A TWO-STORY ABOVE GARAGE SINGLE FAMILY HOUSE in an RH-2 (House, Two-Family) district and in the Bernal Heights Special Use District.  
(Public Hearing Closed and Continued from Regular Meeting of June 15, 1989)  
NOTE: On June 15, 1989, the Commission passed a motion of intent to approve the application by a vote of 6-1, Commissioner Bierman dissenting.
6. 88.628DS (Berkowitz)  
53-55 LA GRANDE AVENUE, east side between Avalon Avenue and Burrows Street, Lot 26 in Assessor's Block 5963 - Consideration of final action on Building Permit Application Nos. 8900758 and 8900759 for the CONSTRUCTION OF TWO, TWO-STORY SINGLE FAMILY HOUSES and Demolition Permit Application No. 8814687 for the DEMOLITION OF A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Public Hearing Closed and Continued from Regular Meeting of June 15, 1989)  
NOTE: On June 15, 1989, the Commission passed a motion of intent to approve the applications with conditions by a vote of 5-2, Commissioners Boldridge and Karasick dissenting.

F. REGULAR CALENDAR

7. 85.135CC (Blazej)  
900 GREEN STREET, northwest corner of Green and Taylor Streets, Lots 5 and 6 in Assessor's Block 120 - Request for Amendment to Conditional Use authorization previously authorized on September 5, 1985 (Motion No. 10418) to reflect the building as built, subject to certain modifications, for an eleven-unit building on property zoned RM-2 and RH-2 Residential Use and 40-X Height and Bulk District.  
(Continued from Regular Meeting of June 15, 1989)

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

8. 89.125C (Gallagher)  
2415 - 28TH AVENUE, west side between Taraval and Ulloa Streets, Lot 39 in Assessor's Block 2397 - Request for authorization of Conditional Use under Section 161 to eliminate off-street residential parking and replace with office and retail space in an NC-2 (Small-Scale Neighborhood Commercial) district. This is an amendment to a recently published proposal.  
(Continued from Regular Meeting of June 8, 1989)
9. 89.200C (Green)  
1499 GRANT AVENUE, southwest corner of Union Street, Lot 1 in Assessor's Block 116 - Request for authorization of Conditional Use to expand an existing restaurant within the North Beach Neighborhood Commercial District. The proposal is to expand the existing North Beach Pizza Restaurant from approximately 1,026 square feet and seating for up to 49 persons at street level to include use of the basement for a total area of approximately 1,860 square feet and seating for up to 81 persons.
10. 89.196C (Green)  
2595 MISSION STREET (3190 - 22ND STREET), northeast corner of 22nd Street, Lot 16 in Assessor's Block 3615 - Request for authorization of Conditional Use to allow expansion of floor area in excess of 6,000 square feet devoted to a single commercial tenant within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to expand the existing floor area for Wells Fargo Bank from approximately 5,700 square feet to approximately 6,200 square feet. The project results in the merging of 2595 Mission Street with 2597 and 2599 Mission Street.

2:45 P.M.

11. 86.505EW (Bash)  
MISSION BAY, generally bounded by Third, China Basin, Mariposa, 7th and Townsend Streets, all or portions of Assessor's Blocks 3795-3798, 3804-3806, 3809-3810, 3813, 3819, 3822, 3832, 3835, 3837-3842, 3849-3853, 3880, 3940-3944, 3948, and 9900 - Request for consideration and preparation of a Development Agreement for a proposed project of 8,000 housing units; 4.8 million SF office; 900,000 SF Service/Light Industrial/Research and Development/Office (SLIRDO); 125,000 SF community facilities; 720,000 SF retail; 500-room hotel; and about 67 acres of publicly-accessible open space and parks.

Adjournment.

[Noker]

SPECIAL JOINT FORUM

OF THE  
— SAN FRANCISCO  
REDEVELOPMENT AGENCY COMMISSION  
AND

— CITY PLANNING COMMISSION

WEDNESDAY

JUNE 28, 1989

BOARD OF SUPERVISORS' LEGISLATIVE CHAMBERS  
7:30 P.M.

DOCUMENTS DEPT.

JUN 27 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: City Planning Commissioners Bierman, Coffey, Dick, Engmann, Hu,  
Morales and Nothenberg.

Redevelopment Agency Commissioners King, Bagot, Berk, Mardikian,  
Tsen and Wartelle.

7:30 P.M.

A. SPECIAL CALENDAR

1. (Scott)  
Informational presentation on San Francisco Housing Needs to 1995, May 1989, published by the Department of City Planning. No action will be taken at this time.
2. (Herrera)  
Informational presentation on Changes in the San Francisco Housing Inventory for 1988, May 1989, published by the Department of City Planning. No action will be taken at this time.
3. (B. Paul/T. Jones)  
Informational presentation on An Affordable Housing Action Plan for San Francisco, Draft Report, May 12, 1989, published by the Mayor's Housing Advisory Committee. No action will be taken at this time.
4. Public testimony on Items #1 - 3.

Adjournment.

CPC 412

SF  
C55  
#14  
6/28/89  
Special





NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

SE  
C55  
#14  
/29/89

≡ NOTICE OF MEETING  
AND CALENDAR  
OF THE  
— SAN FRANCISCO  
— CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JUNE 29, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

JUN 27 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 86.674E (Bauman)  
UNDERWATER WORLD AT PIER 39, north side of The Embarcadero between Stockton Street and Grant Avenue, Assessor's Block 9900 - Certification of the Final Environmental Impact Report for the proposed construction of a 44,700 square-foot aquarium as part of an existing commercial recreational complex.  
(Continued from Regular Meeting of June 8, 1989)  
(Proposed for continuation to July 6, 1989)
2. 86.674C (Blazej)  
PIER 39, near the intersection of Beach Street and The Embarcadero, Assessor's Block 9900, and Seawall Lot Nos. 311 and 312 - Request for Amendment to authorization of Conditional Use to establish a COMMERCIAL/RECREATIONAL NON-WATERBORNE COMMERCE AND NAVIGATION USE within a C-2 (Community Business) district in the Northern Waterfront Special Use District No. 1. The proposal is for the addition of an aquarium and marine educational facility containing approximately 48,000 square feet, removal of 18 marina slips and approximately 3,600 square feet of existing retail use, and the partial realignment of the perimeter access way around Pier 39.  
(Continued from Regular Meeting of June 8, 1989)  
(Proposed for continuation to July 6, 1989)
3. 85.414BX (Badiner)  
101 - 2ND STREET, southeast corner of Second and Mission Streets, Lots 72, 73, 74, and 75 in Assessor's Block 3721 - Consideration of final action on request for Project Authorization for 393,567 gsf of office space; and Request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-0 (Downtown Office)

SPECIAL JOINT FORUM

DOCUMENTS DEPT.

OF THE  
SAN FRANCISCO  
REDEVELOPMENT AGENCY COMMISSION  
AND

JUN 27 1989

SAN FRANCISCO  
PUBLIC LIBRARY

CITY PLANNING COMMISSION

WEDNESDAY

JUNE 28, 1989

BOARD OF SUPERVISORS' LEGISLATIVE CHAMBERS

7:30 P.M.

ROLL CALL: City Planning Commissioners Bierman, Coffey, Dick, Engmann, Hu,  
Morales and Nothenberg.

Redevelopment Agency Commissioners King, Bagot, Berk, Mardikian,  
Tsen and Wartelle.

7:30 P.M.

A. SPECIAL CALENDAR

1. (Scott)  
Informational presentation on San Francisco Housing Needs to 1995, May 1989, published by the Department of City Planning. No action will be taken at this time.
2. (Herrera)  
Informational presentation on Changes in the San Francisco Housing Inventory for 1988, May 1989, published by the Department of City Planning. No action will be taken at this time.
3. (B. Paul/T. Jones)  
Informational presentation on An Affordable Housing Action Plan for San Francisco, Draft Report, May 12, 1989, published by the Mayor's Housing Advisory Committee. No action will be taken at this time.
4. Public testimony on Items #1 - 3.

Adjournment.

CPC 412

## Item #85.4148X (Cont)

district and 150-S and 500-S Height and Bulk Districts. A portion of the site (Lot 72) is in the New Montgomery Street/2nd Street Conservation District.

The net addition of 302,004 gsf of office space would be subject to the Housing Requirements of City Planning Code Section 313 and the Child Care Requirements of City Planning Code Section 314.

(Continued from Regular Meeting of June 15, 1989)

NOTE: On June 15, 1989, the Commission passed a motion of intent to approve the project by a vote of 4-3, Commissioners Bierman, Engmann and Morales dissenting.

(Proposed for continuation to July 13, 1989)

4. 89.613BXH (Badiner)  
150 CALIFORNIA STREET, northeast corner of California and Front Streets, Lots 3, 4, and 5 in Assessor's Block 236 - Consideration of action on request for Project Authorization for 206,900 gsf of office space; Request for a Permit to Alter a Category I Preservation Building (Marine Building, 158 California Street); and Request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-0 (Downtown Office) district and within 75-X and 350-S Height and Bulk Districts. The western portion of the site (Lot 5, portion of Lot 4) is in the California Street/Front Street Conservation District.

The net addition of 206,900 gsf of office space would be subject to the Housing Requirements of City Planning Code Section 313 and the Child Care Requirements of City Planning Code Section 314.

(Public Hearing Closed and Continued from Regular Meeting of June 15, 1989)

NOTE: On June 15, 1989, the Commission unanimously passed a motion of intent to continue this project to the next Annual Limit review period.

(Proposed for continuation to July 13, 1989)

5. (Badiner)  
Consideration of Resolution to instruct the Director of Planning to prepare rules and regulations for the 1989-90 Annual Limit (Office Development Limitation Program) immediately.
- NOTE: On June 15, 1989, the Commission unanimously passed a motion of intent to accomplish the above.
- (Proposed for continuation to July 13, 1989)

6. 89.013D (Berkowitz)  
320 MISSOURI STREET, west side between 18th and 19th Streets, Lot 14 in Assessor's Block 4036 - Request for Discretionary Review of Building Permit Application No. 8816578 for a REAR YARD EXTENSION in an RH-2 (House, Two-Family) district.
- a) Consideration of Discretionary Review
- b) Discretionary Review hearing
- (Continued from Regular Meeting of June 15, 1989)
- (Proposed for continuation to July 20, 1989)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. DIRECTOR'S REPORT

7. 88.266D (Nixon)  
552 - 4TH AVENUE - Informational presentation on the final facade design for the proposed project, which was approved by the Commission by Motion No. 11522 on November 10, 1988.
8. 88.160C (McDonald)  
1340 CLAY STREET - Informational presentation on the proposed exterior materials and public right-of-way improvements in fulfillment of a condition of approval contained in Motion No. 11459.

D. COMMISSIONERS' QUESTIONS AND MATTERSE. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

9. 88.742C (Green)  
1501 PACIFIC AVENUE, southwest corner of Larkin Street, Lot 1 in Assessor's Block 596 - Consideration of final action on request for authorization of Conditional Use to establish an AUTOMOTIVE REPAIR SHOP as defined by Section 790.15 of the City Planning Code within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing automotive service station and to construct a four (4) story mixed use building containing a second floor office, three (3) dwelling units on the third and fourth floors, six (6) off-street parking spaces and an automotive repair shop on the ground floor on a lot approximately 3,100 square feet in size.  
(Public Hearing Closed and Continued from Regular Meeting of May 25, 1989)  
NOTE: On May 25, 1989, the Commission passed a motion of intent to approve the request by a vote of 5-2, Commissioners Bierman and Karasick dissenting.

F. REGULAR CALENDAR

10. 85.135CC (Blazej)  
900 GREEN STREET, northwest corner of Green and Taylor Streets, Lots 5 and 6 in Assessor's Block 120 - Request for Amendment to Conditional Use authorization previously authorized on September 5, 1985 (Motion No. 10418) to reflect the building as built, subject to certain modifications, for an eleven-unit building on property zoned RM-2 and RH-2 Residential Use and 40-X Height and Bulk District.  
(Continued from Regular Meeting of June 22, 1989)

11. 86.505EW (Bash)  
MISSION BAY, generally bounded by Third, China Basin, Mariposa, 7th and Townsend Streets, all or portions of Assessor's Blocks 3795-3798, 3804-3806, 3809-3810, 3813, 3819, 3822, 3832, 3835, 3837-3842, 3849-3853, 3880, 3940-3944, 3948, and 9900 - Request for consideration and preparation of a Development Agreement for a proposed project of 8,000 housing units; 4.8 million SF office; 900,000 SF Service/Light Industrial/Research and Development/Office (SLIRDO); 125,000 SF community facilities; 720,000 SF retail; 500-room hotel; and about 67 acres of publicly-accessible open space and parks.  
(Continued from Regular Meeting of June 22, 1989)
12. 87.525XK (Badiner)  
384 POST STREET (SAKS FIFTH AVENUE), northeast corner of Post and Powell Streets, Lot 7 in Assessor's Block 295 - Request for Section 309 (Downtown Plan) review, for exceptions to the height, bulk and freight loading requirements of the City Planning Code, for approval of the appropriateness of a major alteration to an Unrated Building in the Kearny/Market/Mason/Sutter Conservation District, and for a Section 295 determination on the significance of any adverse impact on the use of Union Square caused by the new shadow created by the proposal within a C-3-R (Downtown Retail) district and an 80-130F Height and Bulk District. The proposal is to add two floors of retail space totaling approximately 40,200 gross square feet of floor area to its existing retail store.  
(Continued from Regular Meeting of June 15, 1989)

3:00 P.M.

13. 89.230C (Pearl)  
1021 SANCHEZ STREET, east side between 23rd and 24th Streets, Lot 33 in Assessor's Block 3652 - Request for authorization of Conditional Use to permit intensification of a legal nonconforming religious institution and Day Care Center in an RH-3 (House, Three-Family) district. The proposal is to relocate and expand the existing ground story kitchen, for use of a senior citizen lunch program, and establish use of the Noe Valley Ministry as a community club house, neighborhood center, community cultural center or other community facility per City Planning Code Section 209.4(a).

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.  
-----

4:00 P.M.

14. 89.094C (Hood)  
2572-2588 PINE STREET, north side between Scott and Pierce Streets, Lot 32 in Assessor's Block 656 - Request for authorization of Conditional Use to subdivide one lot into two lots, each of which would have a width of less than the required 25 feet, a lot area of not less than 1,500 square feet and would contain only a one-family dwelling in an RH-2 (House, Two-Family) district.



15. 89.003EC (Casey)  
2006 KEITH STREET, southwest corner of Underwood Avenue, Lot 1 in Assessor's Block 5386 - Request for authorization of Conditional Use to construct a new church of 1,690 square feet for 186 people in an RH-1 (House, One-Family) district.  
(Continued from Regular Meeting of June 1, 1989)
16. 89.224C (Green)  
169 - LELAND AVENUE, south side between Rutland and Peabody Streets, Lot 20 in Assessor's Block 6251 - Request for authorization of Conditional Use to modify a condition of approval as set forth in City Planning Commission Motion No. 10926 for an existing small fast food establishment within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to transfer ownership of the bakery to a new party without altering the existing operation.
17. 89.044C (Green)  
2014 CLEMENT STREET, north side between 21st and 22nd Avenues, Lot 16 in Assessor's Block 1412 - Request for authorization of Conditional Use to allow demolition of an existing second floor dwelling unit and a reduction of the required off-street parking for new dwelling units within the Outer Clement Street Neighborhood Commercial District. The proposal is to demolish the existing two-story building containing ground floor commercial area and a second floor dwelling unit and to construct a three-story mixed use building with ground floor commercial and four dwelling units on the second and third floors above without provision of the four required off-street parking spaces on a lot approximately 2,500 square feet in size.  
(Continued from Regular Meeting of June 15, 1989)
18. 89.144C (Green)  
3814 - 24TH STREET, north side between Vicksburg and Church Streets, Lot 16 in Assessor's Block 3651 - Request for authorization of Conditional Use to reduce the residential parking requirements for a new mixed use building to be constructed within the 24th Street/Noe Valley Neighborhood Commercial District. The proposal is to demolish the existing one-story commercial building and to construct a new three-story building containing approximately 2,000 square feet of ground floor commercial area and a total of four dwelling units on two floors above without provision for four required off-street parking spaces on a lot approximately 3,000 square feet in size.  
(Continued from Regular Meeting of June 1, 1989)
19. 88.248D (Green)  
506 FELL STREET, a through lot between Fell and Linden Streets, north side of Fell Street, west of Laguna Street, Lot 33 in Assessor's Block 819 - Request for Discretionary Review of Building Permit Application No. 8811552 to construct two, four-story buildings each containing three dwelling units (for a total of six dwelling units on the subject lots). One building will front on Fell Street, and the other building will front on Linden Street. A 30-foot open area above the garage (street) level will be located between the two



## Item #88.248D (Cont)

four-story buildings at the mid-portion of the subject lot. Because the applicant proposes to provide the required open rear yard at the mid-portion of the subject property rather than the last 30 feet of the lot (facing Linden Street), an application for Rear Yard Variance has been submitted.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

6:00 P.M.

20. 88.761CV (McDonald)  
897 CALIFORNIA STREET, southeast corner of Powell Street, Lot 16 in Assessor's Block 256 - Request for authorization of Conditional Use to permit CONSTRUCTION OF A 121-FOOT HIGH, 16-UNIT RESIDENTIAL BUILDING (ALTERNATIVE A) OR A 90-FOOT HIGH, 16-UNIT RESIDENTIAL BUILDING (ALTERNATIVE B) EXCEEDING A HEIGHT OF 40 FEET in an RM-4 (Mixed Residential, High Density) district and the Nob Hill Special Use District with a Height and Bulk designation of 65-A.  
(Continued from Regular Meeting of June 8, 1989)
21. 88.761CV (McDonald)  
897 CALIFORNIA STREET, southeast corner of Powell Street, Lot 16 in Assessor's Block 256 - Request for Rear Yard Variance for a new 90-foot high, 16-unit residential building (Alternative B) on the subject property in an RM-4 (Mixed Residential, High Density) district with a Height and Bulk designation of 65-A. A portion of the first basement parking level, ground floor and second through sixth floors would extend to the rear property line and would be within the required rear yard area. The Planning Code requires an open and unobstructed rear yard of 31 feet of lot depth.  
(Continued from Regular Meeting of June 8, 1989)

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.



NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JULY 6, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

JUL 5 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 89.301DV (Berkowitz)  
128 MONTCALM STREET, northwest side between Franconia Street and Mullen Avenue, Lot 8 in Assessor's Block 5537 - Request for Discretionary Review and Variance hearing on Building Permit Application No. 8902465 for the CONSTRUCTION OF A TWO-STORY SINGLE FAMILY HOUSE AND A FRONT SETBACK VARIANCE in an RH-1 (House, One-Family) district.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing
  - c) Variance hearing(Proposed for continuation to July 20, 1989)
2. 88.772E (Roos)  
109 BARTLETT STREET, east side between 22nd and 23rd Streets, near Mission Street, Lot 47 in Assessor's Block 3636 - Appeal of Preliminary Negative Declaration for the proposed construction of a four-story, 40-foot tall building containing two residential floors above second floor office space, and ground floor retail and parking, on a surface parking lot. The project would contain about 16,250 gross square feet including: about 850 gross square feet of retail; 3,750 gross square feet of office; 7,500 gross square feet of residential (eight units); 1,232 gross square feet of parking (eight spaces); and 2,918 gross square feet of ground floor storage, mechanical and circulation space. In addition, about 1,250 square feet of common open space is proposed on a second floor roof deck at the rear of the building. The project requires a building permit (Application No. 8909397).  
(Proposed for continuation to July 20, 1989)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. DIRECTOR'S REPORT

3. (Skiffer)  
Consideration of Resolution endorsing a Draft Ordinance amending Part II, Chapter XIII of the San Francisco Municipal Code (Subdivision Code) to extend the annual limit on condominium conversion subdivisions and to exempt community apartments from parcel map requirements under certain conditions.

D. COMMISSIONERS' QUESTIONS AND MATTERSE. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

4. 89.093D (Berkowitz)  
200 GUTTENBERG STREET, southeast corner of Brunswick Street, Lot 1 in Assessor's Block 6489 - Consideration of final action on Building Permit Application No. 8811659 for the CONSTRUCTION OF A THREE-STORY SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.  
(Public Hearing Closed and Continued from Regular Meeting of June 1, 1989)  
NOTE: On April 20, 1989, the Commission passed a motion of intent to approve the application with modifications by a vote of 6-0, Commissioner Dick absent.

F. REGULAR CALENDAR

5. 86.674E (Bauman)  
UNDERWATER WORLD AT PIER 39, north side of The Embarcadero between Stockton Street and Grant Avenue, Assessor's Block 9900 - Certification of the Final Environmental Impact Report for the proposed construction of a 44,700 square-foot aquarium as part of an existing commercial recreational complex.  
(Continued from Regular Meeting of June 29, 1989)
6. 86.674C (Blazej)  
PIER 39, near the intersection of Beach Street and The Embarcadero, Assessor's Block 9900, and Seawall Lot Nos. 311 and 312 - Request for Amendment to authorization of Conditional Use to establish a COMMERCIAL/RECREATIONAL NON-WATERBORNE COMMERCE AND NAVIGATION USE within a C-2 (Community Business) district in the Northern Waterfront Special Use District No. 1. The proposal is for the addition of an aquarium and marine educational facility containing approximately

## Item #86.674C (Cont)

48,000 square feet, removal of 18 marina slips and approximately 3,600 square feet of existing retail use, and the partial realignment of the perimeter access way around Pier 39.  
(Continued from Regular Meeting of June 29, 1989)

7. 89.047D (Berkowitz)  
2618 SUTTER STREET, north side between Baker and Lyon Streets, Lot 14 in Assessor's Block 1054 - Request for Discretionary Review of Building Permit Application No. 8817561 for the CONSTRUCTION OF A DECK AND REMODELING TO ELIMINATE AN ILLEGAL UNIT in an RH-3 (House, Three-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of June 1, 1989)

3:00 P.M.

8. 89.068E AND 89.069E (Christie)  
333-339 UPPER TERRACE, south side between Clifford Terrace and Monument Way, Lots 41 and 42 in Assessor's Block 2628 - Appeal of Preliminary Negative Declaration on the proposed construction of two, two-unit dwellings on two vacant lots, each building would contain five floors and three or four off-street parking spaces; requires an encroachment permit from the Department of Public Works for driveway access.  
(Continued from Regular Meeting of June 15, 1989)
9. 88.180D (Berkowitz)  
333-339 UPPER TERRACE, south side between Clifford Terrace and Monument Way, Lots 41 and 42 in Assessor's Block 2628 - Request for Discretionary Review of Building Permit Application Nos. 8818142 and 8815970 for the CONSTRUCTION OF TWO, FOUR-STORY TWO-FAMILY HOUSES in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

---

NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.

---

10. 88.642EVD (Passmore)  
166-180 - 7TH STREET, southwest corner of Natoma Street, Lots 6 and 41 in Assessor's Block 3727 - Request for Discretionary Review of Building Permit Application No. 8811788 to construct a 30-unit residential building with twelve off-street parking spaces in a C-3-S (Downtown Support) district. The proposal does not conform to the proposed South of Market Zoning Controls, approved by the City Planning Commission, in that it contains less than the 30 off-street parking spaces which would be required under such controls. The applicant proposes to designate 10 percent of the dwellings as affordable housing units.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

4:30 P.M.

11. 87.813E

(Bauman)

SAN FRANCISCO COUNTY HAZARDOUS WASTE MANAGEMENT PLAN - Public hearing on the Draft Environmental Impact Report on the proposed Plan which would embody San Francisco's official policy on hazardous waste management, provide guidance on expanding existing or beginning new programs, and guide the review of future hazardous waste management facilities proposed for sites in San Francisco.

(Continued from Regular Meeting of June 8, 1989)

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC 416



35  
44  
12/89

NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JULY 13, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

JUL 10 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 88.605EZV (Pearl)  
1777 PINE STREET, south side between Gough and Franklin Streets, Lots 15, 23, 33, and 35 in Assessor's Block 665 - Request for reclassification from an RH-3 (House, Three-Family) district to an RM-4 (Mixed Residential, High Density) district to establish the legal use of six dwelling units constructed without the benefit of permit at 1777 Pine Street (Lot 35). The existing building contains a total of thirty-nine (39) dwelling units. The applicant has also requested a variance from the off-street and exposure of dwelling unit requirements of the City Planning Code.  
(Proposed for continuation to July 20, 1989)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. DIRECTOR'S REPORT

2. 89.323ET (Rumpf)  
Consideration of Resolution of Intent to initiate amendments to Section 313 of the City Planning Code, Office Affordable Housing Production Program (OAHPP), and schedule a public hearing for consideration of these amendments on August 3, 1989. For further information about the proposed amendments, please call Bill Rumpf at 558-2881.



D. COMMISSIONERS' QUESTIONS AND MATTERSE. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

3. 88.628DS (Berkowitz)  
53-55 LA GRANDE AVENUE, east side between Avalon Avenue and Burrows Street, Lot 26 in Assessor's Block 5963 - Consideration of final action on Building Permit Application Nos. 8900758 and 8900759 for the CONSTRUCTION OF TWO, TWO-STORY SINGLE FAMILY HOUSES and Demolition Permit Application No. 8814687 for the DEMOLITION OF A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.  
(Public Hearing Closed and Continued from Regular Meeting of June 22, 1989)  
NOTE: On June 15, 1989, the Commission passed a motion of intent to approve the applications with conditions by a vote of 5-2, Commissioners Boldridge and Karasick dissenting.
4. 88.742C (Green)  
1501 PACIFIC AVENUE, southwest corner of Larkin Street, Lot 1 in Assessor's Block 596 - Consideration of final action on request for authorization of Conditional Use to establish an AUTOMOTIVE REPAIR SHOP as defined by Section 790.15 of the City Planning Code within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing automotive service station and to construct a four (4) story mixed use building containing a second floor office, three (3) dwelling units on the third and fourth floors, six (6) off-street parking spaces and an automotive repair shop on the ground floor on a lot approximately 3,100 square feet in size.  
(Public Hearing Closed and Continued from Regular Meeting of June 29, 1989)  
NOTE: On May 25, 1989, the Commission passed a motion of intent to approve the request by a vote of 5-2, Commissioners Bierman and Karasick dissenting.
5. 85.414BX (Badiner)  
101 - 2ND STREET, southeast corner of Second and Mission Streets, Lots 72, 73, 74, and 75 in Assessor's Block 3721 - Consideration of final action on request for Project Authorization for 393,567 gsf of office space; and request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-0 (Downtown Office) district and 150-S and 500-S Height and Bulk Districts. A portion of the site (Lot 72) is in the New Montgomery Street/2nd Street Conservation District.

The net addition of 302,004 gsf of office space would be subject to the Housing Requirements of City Planning Code Section 313 and the Child Care Requirements of City Planning Code Section 314.

(Public Hearing Closed and Continued from Regular Meeting of June 29, 1989)

NOTE: On June 15, 1989, the Commission passed a motion of intent to approve the project by a vote of 4-3, Commissioners Bierman, Engmann and Morales dissenting.

6. 87.613BXH (Badiner)  
150 CALIFORNIA STREET, northeast corner of California and Front Streets, Lots 3, 4, and 5 in Assessor's Block 236 - Consideration of action on request for Project Authorization for 206,900 gsf of office space; request for a Permit to Alter a Category I Preservation Building (Marine Building, 158 California Street); and request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-0 (Downtown Office) district and within 75-X and 350-S Height and Bulk Districts. The western portion of the site (Lot 5, portion of Lot 4) is in the California Street/Front Street Conservation District.

The net addition of 206,900 gsf of office space would be subject to the Housing Requirements of City Planning Code Section 313 and the Child Care Requirements of City Planning Code Section 314.

(Public Hearing Closed and Continued from Regular Meeting of June 29, 1989)

NOTE: On June 15, 1989, the Commission unanimously passed a motion of intent to continue this project to the next Annual Limit review period.

7. (Badiner)  
Consideration of Resolution to instruct the Director of Planning to prepare rules and regulations for the 1989-90 Annual Limit (Office Development Limitation Program) immediately.  
(Continued from Regular Meeting of June 29, 1989)

NOTE: On June 15, 1989, the Commission unanimously passed a motion of intent to accomplish the above.

#### F. REGULAR CALENDAR

2:30 P.M.

8. 89.286C (Chiong)  
735 JACKSON STREET, south side between Stockton Street and Grant Avenue, Lot 33 in Assessor's Block 193 - Request for authorization of Conditional Use to establish a take-out service within an existing full-service restaurant with approximately 100 square feet in the area within the Chinatown Residential Neighborhood Commercial District.
9. 89.244C (Gallagher)  
2794 - 24TH STREET, northeast corner of York Street, Lot 20 in Assessor's Block 4210 - Request for authorization of Conditional Use to establish a SMALL SELF-SERVICE RESTAURANT within the 24th Street/Mission Street Neighborhood Commercial District. The proposal is to replace a former meat market with a small self-service styled restaurant with seating for up to 35 persons in approximately 992 square feet of floor area.

10. 89.001C (Hood)  
264 CLARA STREET, northwest side between Fifth and Sixth Streets, Lot 74 in Assessor's Block 3753 - Request for authorization of Conditional Use to construct a two-story building containing two off-street parking spaces and approximately 1,450 square feet of commercial space at ground level and two dwelling units at the second-story level in an M-1 (Light Industrial) district.
11. 89.047D (Berkowitz)  
2618 SUTTER STREET, north side between Baker and Lyon Streets, Lot 14 in Assessor's Block 1054 - Request for Discretionary Review of Building Permit Application No. 8817561 for the CONSTRUCTION OF A DECK AND REMODELING TO ELIMINATE AN ILLEGAL UNIT in an RH-3 (House, Three-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of July 6, 1989)
12. 89.212C (Green)  
2065-2069 CHESTNUT STREET, south side between Fillmore and Steiner Streets, Lot 25 in Assessor's Block 491 - Request for authorization of Conditional Use to establish a commercial space with an area in excess of 4,000 square feet within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to install a single retail tenant on the ground floor of a recently constructed mixed use building in approximately 5,699 square feet of floor area.
13. 89.247C (Green)  
1442 TARAVAL STREET, north side between 24th and 25th Avenues, Lot 13 in Assessor's Block 2353 - Request for authorization of Conditional Use to demolish an existing two-story over basement single family dwelling and to construct a mixed use building within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing residence and to construct a three-story building containing approximately 300 square feet of commercial area and three off-street parking spaces on the ground floor and a total of three dwelling units on floors above on a lot approximately 2,500 square feet in size.
14. 89.277C (Green)  
811 VALENCIA STREET, east side between 19th and 20th Streets, Lot 99 in Assessor's Block 3596 - Request for authorization of Conditional Use to add dancing and live entertainment defined by Section 790.38 as OTHER ENTERTAINMENT by the City Planning Code within an existing restaurant and bar in the Valencia Street Neighborhood Commercial District. The proposal is to add dancing and live entertainment to the existing restaurant/bar "Athens By Night" with seating for up to 49 persons in approximately 4,100 square feet of floor area.  
(Proposed for indefinite continuation)

---

NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.

---

4:00 P.M.

15. 89.237Z (Casey)  
8 ORIZABA AVENUE, east side between Palmetto Avenue and De Long Street, Lot 45 in Assessor's Block 7155 - Request for reclassification of a P (Public Use) district to an RH-1 (House, One-Family) district.
16. 89.270C (Casey)  
690 PANORAMA DRIVE, north side near Clarendon Avenue, Lot 12 in Assessor's Block 2787 - Request for authorization of Conditional Use to convert a six-bed group home to an eight-bed group home in an RH-1 (House, One-Family) district.
17. 89.192C (Casey)  
2340 SAN BRUNO AVENUE, southwest corner of Sweeney Street, Lot 20 in Assessor's Block 5880 - Request for authorization of Conditional Use for an addition to an existing church for offices, classrooms and dining area in an RH-1 (House, One-Family) district.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC 417



NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JULY 20, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

JUL 17 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 88.120D (Berkowitz)  
600-620 DUNCAN STREET, north side between Castro and Diamond Streets, Lot 11 in Assessor's Block 6589 - Request for Discretionary Review of Building Permit Application Nos. 8710588, 8710589, and 8710590 for the CONSTRUCTION OF THREE, SINGLE FAMILY RESIDENTIAL BUILDINGS in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Proposed for continuation to August 3, 1989)
2. 88.605EZV (Pearl)  
1777 PINE STREET, south side between Gough and Franklin Streets, Lots 15, 23, 33, and 35 in Assessor's Block 665 - Request for reclassification from an RH-3 (House, Three-Family) district to an RM-4 (Mixed Residential, High Density) district to establish the legal use of six dwelling units constructed without the benefit of permit at 1777 Pine Street (Lot 35). The existing building contains a total of thirty-nine (39) dwelling units. The applicant has also requested a variance from the off-street and exposure of dwelling unit requirements of the City Planning Code.  
(Continued from Regular Meeting of July 13, 1989)  
(Proposed for continuation to August 10, 1989)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. DIRECTOR'S REPORT

3. (Sahm/Medina)  
Consideration of Resolution authorizing the Director of Planning to submit a Supplemental Appropriation request for up to \$138,000 to the Mayor to enable implementation of the Planning Department's 1990 Census Local Review Program.
4. 88.160C (McDonald)  
Informational presentation on the proposed exterior materials and public right-of-way improvements for 1340 Clay Street in fulfillment of a Condition of Approval contained in Motion No. 11459.

D. COMMISSIONERS' QUESTIONS AND MATTERSE. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

5. 89.247C (Green)  
1442 TARAVAL STREET, north side between 24th and 25th Avenues, Lot 13 in Assessor's Block 2353 - Consideration of final action on the request for authorization of Conditional Use to demolish an existing two-story over basement single family dwelling and to construct a mixed use building within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing residence and to construct a three-story building containing approximately 300 square feet of commercial area and three off-street parking spaces on the ground floor and a total of three dwelling units on floors above on a lot approximately 2,500 square feet in size.  
(Public Hearing Closed and Continued from Regular Meeting of July 13, 1989)  
NOTE: On July 13, 1989, the Commission passed a motion of intent to approve the request with conditions by a vote of 7-0.
6. 88.761CV (McDonald)  
897 CALIFORNIA STREET, southeast corner of Powell Street, Lot 16 in Assessor's Block 256 - Consideration of final action on the request for authorization of Conditional Use to permit CONSTRUCTION OF A 16-UNIT RESIDENTIAL BUILDING EXCEEDING A HEIGHT OF 40 FEET in an RM-4 (Mixed Residential, High Density) district and the Nob Hill Special Use District with a Height and Bulk designation of 65-A.  
(Public Hearing Closed and Continued from Regular Meeting of June 29, 1989)  
NOTE: On June 29, 1989, the Commission unanimously passed a motion of intent to approve the project at 65 feet high, with Commissioner Engmann absent.

F. REGULAR CALENDAR

7. 86.505EW (Bash)  
MISSION BAY, generally bounded by Third, China Basin, Mariposa, 7th and Townsend Streets, all or portions of Assessor's Blocks 3795-3798, 3804-3806, 3809-3810, 3813, 3819, 3822, 3832, 3835, 3837-3842,



## Item #86.505EW (Cont)

3849-3853, 3880, 3940-3944, 3948, and 9900 - Request for consideration and preparation of a Development Agreement for a proposed project of 8,000 housing units; 4.8 million SF office; 900,000 SF Service/Light Industrial/Research and Development/Office (SLIRDO); 125,000 SF community facilities; 720,000 SF retail; 500-room hotel; and about 67 acres of publicly-accessible open space and parks.

(Continued from Regular Meeting of June 29, 1989)

## 8. 88.642EVD (Passmore)

166-180 - 7TH STREET, southwest corner of Natoma Street, Lots 6 and 41 in Assessor's Block 3727 - Request for Discretionary Review of Building Permit Application No. 8811788 to construct a 30-unit residential building with twelve off-street parking spaces in a C-3-S (Downtown Support) district. The proposal does not conform to the proposed South of Market Zoning Controls, approved by the City Planning Commission, in that it contains less than the 30 off-street parking spaces which would be required under such controls. The applicant proposes to designate 10 percent of the dwellings as affordable housing units.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of July 6, 1989)

## 9. 88.772E (Roos)

109 BARTLETT STREET, east side between 22nd and 23rd Streets, near Mission Street, Lot 47 in Assessor's Block 3636 - Appeal of Preliminary Negative Declaration for the proposed construction of a four-story, 40 feet tall building containing two residential floors above second floor office space, and ground floor retail and parking, on a surface parking lot. The project would contain about 16,250 gross square feet including: about 850 gross square feet of retail; 3,750 gross square feet of office; 7,500 gross square feet of residential (eight units); 1,232 gross square feet of parking (eight spaces); and 2,918 gross square feet of ground floor storage, mechanical and circulation space. In addition, about 1,250 square feet of common open space is proposed on a second floor roof deck at the rear of the building. The project requires a building permit (Application No. 8909397).

(Continued from Regular Meeting of July 6, 1989)

## 10. 89.044C (Green)

2014 CLEMENT STREET, north side between 21st and 22nd Avenues, Lot 16 in Assessor's Block 1412 - Request for authorization of Conditional Use to allow demolition of an existing second floor dwelling unit and a reduction of the required off-street parking for new dwelling units within the Outer Clement Street Neighborhood Commercial District. The proposal is to demolish the existing two-story building containing ground floor commercial area and a second floor dwelling unit and to construct a three-story mixed use building with ground

## Item #89.044C (Cont)

floor commercial and four dwelling units on the second and third floors above without provision of the four required off-street parking spaces on a lot approximately 2,500 square feet in size.  
(Continued from Regular Meeting of June 29, 1989)

11. 88.547ECVK (Nixon)  
1700 VAN NESS AVENUE, northeast corner of Sacramento Street, Lot 18 in Assessor's Block 622 - Request for authorization of Conditional Use to construct a building exceeding 40 feet and a request for exception for bulk limits. A separate application for exception for rear yard location and size will be considered by the Zoning Administrator at this time. The proposed alteration will result in an 80 feet tall, 51 dwelling unit structure containing approximately 10,000 square feet of retail space and parking for 73 cars. The project located in an RC-4, 80-D Height and Bulk District within the Van Ness Avenue Special Use District exceeds the allowable 110 feet building width above 40 feet by 17 feet on Van Ness Avenue and 41 feet on Sacramento Street. The allowable 140 feet diagonal measurement above 40 feet is exceeded by approximately 60 feet. Five levels of residential use will be incorporated in and added on the existing structure.

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.  
-----

4:00 P.M.

12. 86.674E (Bauman)  
UNDERWATER WORLD AT PIER 39, north side of The Embarcadero between Stockton Street and Grant Avenue, Assessor's Block 9900 - Certification of the Final Environmental Impact Report for the proposed construction of a 44,700 square-foot aquarium as part of an existing commercial/recreational complex.  
(Continued from Regular Meeting of July 6, 1989)
13. 86.674C (Blazej)  
PIER 39, near the intersection of Beach Street and The Embarcadero, Assessor's Block 9900, and Seawall Lot Nos. 311 and 312 - Request for Amendment to authorization of Conditional Use to establish a COMMERCIAL/RECREATIONAL NON-WATERBORNE COMMERCE AND NAVIGATION USE within a C-2 (Community Business) district in the Northern Waterfront Special Use District No. 1. The proposal is for the addition of an aquarium and marine educational facility containing approximately 48,000 square feet, removal of 18 marina slips and approximately 3,600 square feet of existing retail use, and the partial realignment of the perimeter access way around Pier 39.  
(Continued from Regular Meeting of July 6, 1989)

6:00 P.M.

14. 89.059D (Berkowitz)  
1108-1110 DOLORES STREET, west side between 24th and Jersey Streets, Lot 1-B in Assessor's Block 6510 - Request for Discretionary Review of Building Permit Application No. 8900663 for the ADDITION OF A FOURTH FLOOR TO AN EXISTING TWO-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of June 15, 1989)
15. 89.084D (Berkowitz)  
2740 PIERCE STREET, east side between Green and Vallejo Streets, Lot 24 in Assessor's Block 559 - Request for Discretionary Review of Building Permit Application No. 8817598 for the EXTENSION OF A THIRD STORY PENTHOUSE in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
16. 89.013D (Berkowitz)  
320 MISSOURI STREET, west side between 18th and 19th Streets, Lot 14 in Assessor's Block 4036 - Request for Discretionary Review of Building Permit Application No. 8816578 for a REAR YARD EXTENSION in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of June 29, 1989)
17. 87.628D (Berkowitz)  
456 MISSOURI STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4067 - Request for Tier 2 Discretionary Review of Building Permit Application No. 8713356 for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
18. 89.301DV (Berkowitz)  
128 MONTCALM STREET, northwest side between Franconia Street and Mullen Avenue, Lot 8 in Assessor's Block 5537 - Request for Discretionary Review and Variance hearing on Building Permit Application No. 8902465 for the CONSTRUCTION OF A TWO-STORY SINGLE FAMILY HOUSE AND A FRONT SETBACK VARIANCE in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
c) Variance hearing  
(Continued from Regular Meeting of July 6, 1989)

8:00 P.M.

19. 88.489D (Passmore)  
14 EDGEHILL WAY, north side near Garcia Avenue, Lot 4 in Assessor's Block 2923 - Request for Discretionary Review of Building Permit Application Nos. 8718138 and 8800352 for the demolition of a single family house and the construction of a three-story single family dwelling in an RH-1(D) (House, One-Family, Detached Dwellings) district.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC 418

SF  
C55  
#14  
7/27/89

NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JULY 27, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

JUL 24 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 89.192C (Casey)  
2340 SAN BRUNO AVENUE, southwest corner of Sweeney Street, Lot 20 in Assessor's Block 5880 - Request for authorization of Conditional Use for an addition to an existing church for offices, classrooms and dining area in an RH-1 (House, One-Family) district.  
(Continued from Regular Meeting of July 13, 1989)  
(Proposed for continuation to August 10, 1989)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. DIRECTOR'S REPORT

2. 87.081PCP/88.162S (Skiffer)  
700 GREAT HIGHWAY, Ocean Beach, Parcel 3, Assessor's Block 1595, City Planning Commission Motion No. 11278 - Informational presentation of design guidelines, a roadway alternative, and compliance with the conditions of approval for a previously approved Planned Unit Development.

D. COMMISSIONERS' QUESTIONS AND MATTERS

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

3. 89.301DV (Berkowitz)  
128 MONTCALM STREET, northwest side between Franconia Street and Mullen Avenue, Lot 8 in Assessor's Block 5537 - Consideration of final action on Building Permit Application No. 8902465 for the CONSTRUCTION OF A TWO-STORY SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.  
(Public Hearing Closed and Continued from Regular Meeting of July 20, 1989)  
NOTE: On July 20, 1989, the Commission passed a motion of intent to disapprove the application by a vote of 5-2, Commissioners Dick and Karasick dissenting.
4. 88.489D (Passmore)  
14 EDGEHILL WAY, north side near Garcia Avenue, Lot 4 in Assessor's Block 2923 - Consideration of final action on Building Permit Application Nos. 8718138 and 8800352 for the demolition of a single family house and the construction of a three-story single family dwelling in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
(Public Hearing Closed and Continued from Regular Meeting of July 20, 1989)  
NOTE: On July 20, 1989, the Commission passed a motion of intent to approve the applications with modifications by a vote of 6-1, Commissioner Bierman dissenting.

F. REGULAR CALENDAR

5. 87.178CC (Chiong)  
1500 BROADWAY, northwest corner of Polk Street, Lot 4 in Assessor's Block 571 - Request for authorization of Conditional Use to modify a condition of approval as set forth in City Planning Commission Motion No. 11014 for an existing full-service restaurant, bar and entertainment establishment within the Polk Street Neighborhood Commercial District. The proposal is to transfer the ownership of the full-service restaurant to a new party without altering the existing operation.

2:30 P.M.

6. (Badiner)  
OFFICE DEVELOPMENT LIMITATION PROGRAM - Public hearing on the Rules and Regulations of the City Planning Commission for evaluation of office development projects in the 1989-1990 Approval Period.
7. 88.180D (Berkowitz)  
333-339 UPPER TERRACE, south side between Clifford Terrace and Monument Way, Lots 41 and 42 in Assessor's Block 2628 - Request for Discretionary Review of Building Permit Application Nos. 8818142 and



## Item #88.180D (Cont)

8815970 for the CONSTRUCTION OF TWO, FOUR-STORY TWO-FAMILY HOUSES in an RH-2 (House, Two-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of July 6, 1989)

-----  
**NOTE:** The Commission will take a 15-minute recess at approximately 3:45 p.m.  
-----

8. 89.047D (Berkowitz)  
2618 SUTTER STREET, north side between Baker and Lyon Streets, Lot 14 in Assessor's Block 1054 - Request for Discretionary Review of Building Permit Application No. 8817561 for the CONSTRUCTION OF A DECK AND REMODELING TO ELIMINATE AN ILLEGAL UNIT in an RH-3 (House, Three-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of July 13, 1989)
9. 88.428C (McDonald)  
1135-1139 GREEN STREET, south side between Leavenworth and Hyde Streets, Lots 90 and 91 in Assessor's Block 125 - Request for authorization of Conditional Use to permit the construction of four new dwelling units to be added to five existing dwelling units, one of which is to be demolished, resulting in a final total of eight dwelling units on two lots having an aggregate area of 11,162.5 square feet in an RH-3 (House, Three-Family) district with a 40-X Height and Bulk designation.

5:00 P.M.

10. 88.014D (Nixon)  
312 - 4TH AVENUE, east side between Geary Boulevard and Clement Street, Lot 35 in Assessor's Block 1435 - Request for Discretionary Review of Building Permit Application Nos. 8717800 and 8717902 proposing to demolish the existing 3-story duplex without parking and to construct a 3-story triplex over parking in an RM-1 (Mixed Residential, Low Density) district within a 40-X Height and Bulk District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
11. 89.226D (Nixon)  
747 - 43RD AVENUE, west side between Balboa and Cabrillo Streets, Lot 4 in Assessor's Block 1601 - Request for Discretionary Review of Building Permit Application No. 8903299 proposing a one-story and rear additions to a one-story over garage single family structure, resulting in a two-story over garage duplex in an RH-2 (House, Two-Family) district within a 40-X Height and Bulk District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing



6:00 P.M.

12. 87.240E (Maltzer)  
RICHMOND TRANSPORT PROJECT, various locations throughout Richmond District - Public hearing on the Draft Environmental Impact Report on four alternative projects for collection and transport of storm water and sanitary sewage. Alternatives include combinations of tunnel, street sewers and retention basin. Areas potentially affected include Seacliff Avenue, the Presidio, Great Highway, Lake Street, California Street and Fulton Street.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC 419

35  
4  
8/89

**NOTE:** For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
AUGUST 3, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

JUL 31 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 86.505EW (Bash)  
MISSION BAY, generally bounded by Third, China Basin, Mariposa, 7th and Townsend Streets, all or portions of Assessor's Blocks 3795-3798, 3804-3806, 3809-3810, 3813, 3819, 3822, 3832, 3835, 3837-3842, 3849-3853, 3880, 3940-3944, 3948, and 9900 - Request for consideration and preparation of a Development Agreement for a proposed project of 8,000 housing units; 4.8 million SF office; 900,000 SF Service/Light Industrial/Research and Development/Office (SLIRDO); 125,000 SF community facilities; 720,000 SF retail; 500-room hotel; and about 67 acres of publicly-accessible open space and parks.  
(Continued from Regular Meeting of July 20, 1989)  
(Proposed for continuation to August 31, 1989)
2. 89.267D (Miller)  
445 TARAVAL STREET, southeast corner of 15th Avenue, Lot 21-M in Assessor's Block 2411 - Request for Discretionary Review of Building Permit Application No. 8819707 for a ROOF-TOP SATELLITE DISH ANTENNA in an NC-2 (Small-Scale Neighborhood Commercial) district.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing  
(Continued from Regular Meeting of June 8, 1989)  
(Proposed for indefinite continuation)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each

B. PUBLIC COMMENT (Cont)

member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. DIRECTOR'S REPORTD. COMMISSIONERS' QUESTIONS AND MATTERSE. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

3. (Badiner)  
OFFICE DEVELOPMENT LIMITATION PROGRAM - Consideration of final action on the Rules and Regulations of the City Planning Commission for evaluation of office development projects in the 1989-1990 Approval Period.  
(Public Hearing Closed and Continued from Regular Meeting of July 27, 1989)  
NOTE: On July 27, 1989, the Commission passed a motion of intent to approve the rules by a vote of 6-0, Commissioner Hu absent.
4. 89.226D (Nixon)  
747 - 43RD AVENUE, west side between Balboa and Cabrillo Streets, Lot 4 in Assessor's Block 1601 - Consideration of final action on Building Permit Application No. 8903299 proposing a one-story and rear additions to a one-story over garage single family structure, resulting in a two-story over garage duplex in an RH-2 (House, Two-Family) district within a 40-X Height and Bulk District.  
(Public Hearing Closed and Continued from Regular Meeting of July 27, 1989)  
NOTE: On July 27, 1989, the Commission unanimously passed a motion of intent to approve the application with conditions.
5. 86.674C (Blazej)  
PIER 39, near the intersection of Beach Street and The Embarcadero, Assessor's Block 9900, and Seawall Lot Nos. 311 and 312 - Consideration of final action on the request for Amendment to authorization of Conditional Use to establish a COMMERCIAL/RECREATIONAL NON-WATERBORNE COMMERCE AND NAVIGATION USE within a C-2 (Community Business) district in the Northern Waterfront Special Use District No. 1. The proposal is for the addition of an aquarium and marine educational facility containing approximately 48,000 square feet, removal of 18 marina slips and approximately 3,600 square feet of existing retail use, and the partial realignment of the perimeter access way around Pier 39.  
(Public Hearing Closed and Continued from Regular Meeting of July 20, 1989)  
NOTE: On July 20, 1989, the Commission passed a motion of intent to approve the request by a vote of 5-2, Commissioners Dick and Engmann dissenting.

F. REGULAR CALENDAR

6. 89.323ET (Rumpf)  
OFFICE AFFORDABLE HOUSING PRODUCTION PROGRAM - Consideration of proposed amendments to Section 313 of the City Planning Code which will change the definition of an affordable housing unit, reduce the size of the office development project to which the ordinance applies from 50,000 square feet to 25,000 square feet, require office sponsors to use their interim guidelines credits within 6 months, extend the period of affordability of housing units built pursuant to the ordinance from 20 to 50 years, modify the hearing procedure for imposing conditions on a building or site permit under this section, require sponsors to submit a housing development plan to the City within one year of the issuance of the permit for the office development project, modify requirements for when the in-lieu fee must be paid, modify the enforcement mechanism that insures that affordable housing constructed pursuant to the ordinance remains in the affordable housing supply, and clarify the obligations of sponsors who elect to contribute an in-lieu fee to a housing developer. For further information about the proposed amendments, please call Bill Rumpf at (415) 558-2881 and ask about the item listed above.
7. 88.642EVD (Passmore)  
166-180 - 7TH STREET, southwest corner of Natoma Street, Lots 6 and 41 in Assessor's Block 3727 - Request for Discretionary Review of Building Permit Application No. 8811788 to construct a 30-unit residential building with twelve off-street parking spaces in a C-3-S (Downtown Support) district. The proposal does not conform to the proposed South of Market Zoning Controls, approved by the City Planning Commission, in that it contains less than the 30 off-street parking spaces which would be required under such controls. The applicant proposes to designate 10 percent of the dwellings as affordable housing units.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of July 20, 1989)
- 3:00 P.M.
8. 89.108U (Albert)  
176 - 26TH AVENUE, east side between Lake Street and El Camino Del Mar, Lot 23 in Assessor's Block 1333 - Request for exception under the Neighborhood Conservation Interim Controls as a Tier 3 project of Building Permit Application No. 8816319 for the CONSTRUCTION OF A REAR YARD ADDITION TO A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.
9. 89.144C (Green)  
3814 - 24TH STREET, north side between Vicksburg and Church Streets, Lot 16 in Assessor's Block 3651 - Request for authorization of Conditional Use to reduce the residential parking requirements for a

## Item #89.144C (Cont)

new mixed use building to be constructed within the 24th Street/Noe Valley Neighborhood Commercial District. The proposal is to demolish the existing one-story commercial building and to construct a new three-story building containing approximately 2,000 square feet of ground floor commercial area and a total of four dwelling units on two floors above without provision for four required off-street parking spaces on a lot approximately 3,000 square feet in size.  
(Continued from Regular Meeting of June 29, 1989)

10. 86.405C (Green)  
3090 - 16TH STREET, northeast corner of Valencia Street, Lot 16 in Assessor's Block 3554 - Request for authorization of Conditional Use to modify a previous condition of approval as set forth in City Planning Commission Motion No. 11094 authorizing construction of a three-story over basement mixed use building within the Valencia Street Neighborhood Commercial District. The proposal is to modify a condition of the authorization which limits the proposed ground floor restaurant to one window sign. The future tenant wishes to have a total of 5 signs, including one projecting sign for the new restaurant with seating for up to 74 persons in approximately 3,100 square feet of floor area.
11. 89.322C (Green)  
900 KEARNY STREET, northwest corner of Columbus Avenue, Lot 11 in Assessor's Block 176 - Request for authorization of Conditional Use to establish a commercial space with floor area in excess of 5,000 square feet within an existing building in Chinatown Community Business Commercial District. The proposal is to install an advertising/public relations firm on the fifth and sixth floors of an existing six-story over basement building. The gross floor area devoted to the new commercial tenant is approximately 7,057 square feet on two floors.  
NOTE: The application is being withdrawn.
12. 89.258P (Green)  
801 - 47TH AVENUE, southwest corner of Cabrillo Street, Lot 40 in Assessor's Block 1690 - Request for Coastal Development Permit to allow construction of a new residential building within an RM-1 (Mixed Residential, Low Density) district which also lies within the San Francisco Local Coastal Zone Permit Area. The proposal is to construct a four-story, three-unit residential building with four off-street parking spaces on a vacant lot approximately 1,760 square feet in size. A request for discretionary review has also been submitted by an adjacent neighbor.

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.  
-----

13. 89.080CV (Wilson)  
8 BRUSH PLACE, northwest side between Folsom and Harrison Streets, Lot 80 in Assessor's Block 3755 - Request for authorization of Conditional Use to construct three dwelling units in an M-1 (Light Industrial) district. Unscreened parking and off-street parking variances are also being sought.
14. 89.080CV (Wilson)  
8 BRUSH PLACE, northwest side between Folsom and Harrison Streets, Lot 80 in Assessor's Block 3755 - Request for OFF-STREET PARKING AND UNSCREENED PARKING VARIANCES for three dwelling units without parking as required by the Planning Code in an M-1 (Light Industrial) district. The applicant proposes to provide three (3) independently accessible, compact size parking spaces of 90 square feet, when the Planning Code requires full size spaces of 160 square feet. The proposed parking would be unenclosed, when the Planning Code requires off-street parking to be screened from view from a public street or alley.
15. 89.079ECV (Wilson)  
271 SHIPLEY STREET, southeast side between Fifth and Sixth Streets, Lot 87 in Assessor's Block 3753 - Request for authorization of Conditional Use to construct six dwelling units in an M-1 (Light Industrial) district. Unscreened parking and off-street parking variances are also being sought.
16. 89.079ECV (Wilson)  
271 SHIPLEY STREET, southeast side between Fifth and Sixth Streets, Lot 87 in Assessor's Block 3753 - Request for OFF-STREET PARKING AND UNSCREENED PARKING VARIANCES for six dwelling units without parking as required by the Planning Code in an M-1 (Light Industrial) district. The applicant proposes to provide six (6) independently accessible, compact size parking spaces of 90 square feet, when the Planning Code requires full size spaces of 160 square feet. The proposed parking would be unenclosed, when the Planning Code requires off-street parking to be screened from view from a public street or alley.

5:00 P.M.

17. 88.120D (Berkowitz)  
600-620 DUNCAN STREET, north side between Castro and Diamond Streets, Lot 11 in Assessor's Block 6589 - Request for Discretionary Review of Building Permit Application Nos. 8710588, 8710589, and 8710590 for the CONSTRUCTION OF THREE, SINGLE FAMILY RESIDENTIAL BUILDINGS in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of July 20, 1989)



18. 89.086D (Berkowitz)  
1495 HOLLOWAY AVENUE, southeast corner of Byxbee Street, Lot 45 in Assessor's Block 6996 - Request for Discretionary Review of Building Permit Application No. 8717322 for a TWO-STORY ADDITION AND ALTERATION OF AN EXISTING BUILDING in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
19. 89.076D (Berkowitz)  
1468 MASONIC AVENUE, east side between Java and Frederick Streets, Lot 7 in Assessor's Block 2603 - Request for Discretionary Review of Building Permit Application No. 8808300 for the EXTENSION OF A REAR YARD DECK AND REMODELING in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

6:30 P.M.

20. 87.399EC (Christie)  
300 ULLOA STREET, north side near Waitman Way, Lot 7 in Assessor's Block 2876 - Public hearing on the Draft Environmental Impact Report for the proposed construction of a three- to four-story, 120-bedroom residential care facility with 61 off-street parking spaces provided. The project is proposed as a PLANNED UNIT DEVELOPMENT subject to Conditional Use authorization by the City Planning Commission; the existing First Church of the Nazarene on the site would be retained.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.



NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
AUGUST 10, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

AUG 7 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 88.605EZV (Pearl)  
1777 PINE STREET, south side between Gough and Franklin Streets, Lots 15, 23, 33, and 35 in Assessor's Block 665 - Request for reclassification from an RH-3 (House, Three-Family) district to an RM-4 (Mixed Residential, High Density) district to establish the legal use of six dwelling units constructed without the benefit of permit at 1777 Pine Street (Lot 35). The existing building contains a total of thirty-nine (39) dwelling units. The applicant has also requested a variance from the off-street parking and exposure of dwelling unit requirements of the City Planning Code.  
(Continued from Regular Meeting of July 20, 1989)  
(Proposed for continuation to August 17, 1989)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. DIRECTOR'S REPORT

2. (McDonald)  
HESTER AVENUE, northeast corner of Bayshore Boulevard, Lots 12, 13, 14, and 15 in Assessor's Block 5054-A - Consideration of Resolution of Intent to initiate a reclassification of four lots containing

## Item #2 (Cont)

78,523 square feet from an NC-S (Neighborhood Commercial Shopping Center) district to an RM-1 (Mixed Residential, Low Density) district with a 40-X Height and Bulk designation.

## 3. 88.374EMZ

(Skiffer)

Consideration of initiation of an Amendment to the Civic Center Area Plan of the San Francisco Master Plan to provide for affordable housing in the block bounded by Golden Gate Avenue, Hyde, Larkin and McAllister Streets, Assessor's Block 347, in a C-3-G (Downtown General Commercial) District and an 80-X Height and Bulk District, and an Interim RC-4 (Residential-Commercial Combined, High Density) district, 80-T Height and Bulk District, and the North of Market Special Use District.

## 4.

(Robbins)

Informational presentation on the Transit Preferential Streets Program involving measures to improve transit service through traffic engineering measures.

D. COMMISSIONERS' QUESTIONS AND MATTERSE. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

## 5. 87.178CC

(Chiong)

1500 BROADWAY, northwest corner of Polk Street, Lot 4 in Assessor's Block 571 - Consideration of final action on the request for authorization of Conditional Use to modify a condition of approval as set forth in City Planning Commission Motion No. 11014 for an existing full-service restaurant, bar and entertainment establishment within the Polk Street Neighborhood Commercial District. The proposal is to transfer the ownership of the full-service restaurant to a new party without altering the existing operation.

(Public Hearing Closed and Continued from Regular Meeting of July 27, 1989)

NOTE: On July 27, 1989, the Commission unanimously passed a motion of intent to approve with conditions.

## 6. 88.120D

(Berkowitz)

600-620 DUNCAN STREET, north side between Castro and Diamond Streets, Lot 11 in Assessor's Block 6589 - Consideration of final action on Building Permit Application Nos. 8710588, 8710589, and 8710590 for the CONSTRUCTION OF THREE, SINGLE FAMILY RESIDENTIAL BUILDINGS in an RH-1 (House, One-Family) district.

(Public Hearing Closed and Continued from Regular Meeting of August 3, 1989)

NOTE: On August 3, 1989, the Commission unanimously passed a motion of intent to approve the project with conditions, Commissioners Dick and Engmann absent.

F. REGULAR CALENDAR

7. 89.086D (Berkowitz)  
1295 HOLLOWAY AVENUE, southeast corner of Byxbee Street, Lot 45 in Assessor's Block 6996 - Request for Discretionary Review of Building Permit Application No. 8717322 for a TWO-STORY ADDITION AND ALTERATION OF AN EXISTING BUILDING in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of August 3, 1989)
8. 89.192C (Casey)  
2340 SAN BRUNO AVENUE, southwest corner of Sweeney Street, Lot 20 in Assessor's Block 5880 - Request for authorization of Conditional Use for an addition to an existing church for offices, classrooms and dining area in an RH-1 (House, One-Family) district.  
(Continued from Regular Meeting of July 27, 1989)
9. 88.812CS (Hood)  
1500 KIRKWOOD AVENUE, northwest corner of Mendell Street, Lot 2 in Assessor's Block 5278 - Request for authorization of Conditional Use to create a lot with less than a 25-foot width which would contain only a one-family dwelling and have a lot area of not less than 1,500 square feet in an RH-1 (House, One-Family) district.
10. 88.784Q (Hood)  
741-A - 747-B FILBERT STREET, south side between Columbus Avenue and Mason Street, Lot 28 in Assessor's Block 101 - Five-unit residential condominium conversion subdivision review for consistency with the Master Plan in an RM-2 (Mixed Residential, Moderate Density) district.
11. 89.254D (Nixon)  
1821-1823 LAKE STREET, south side between 19th and 20th Avenues, Lot 38 in Assessor's Block 1379 - Request for Discretionary Review of Building Permit Application No. 8906628 proposing a two-story rear addition to a two-story over garage duplex in an RH-2 (House, Two-Family) district within a 40-X Height and Bulk District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
12. 88.746D (Nixon)  
2418 - 17TH AVENUE, east side between Taraval and Ulloa Streets, Lot 35 in Assessor's Block 2409 - Request for Discretionary Review of Building Permit Application No. 8710591 proposing a one-story addition to the existing two-story structure in an RH-1 (House, One-Family) district with a 40-X Height and Bulk designation.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

13. 89.038EZV (Pearl)  
191-197 HENRY STREET, southeast corner of Castro Street, Lot 92 in Assessor's Block 3540 - Request to reclassify property from an RH-3 (House, Three-Family) district to an RM-3 (Mixed Residential, Medium Density) district to establish the legal use of a seventh dwelling unit constructed without the benefit of permit in 1978. The RM-3 district would permit one dwelling unit for every 400 square feet of lot area, therefore the lot area of approximately 3,200 square feet would permit a maximum of 8 dwelling units on the subject property.

The property lacks the required one (1) additional independently-accessible off-street parking space and sixty (60) square feet of private usable open space or 79.80 square feet of common usable open space for each dwelling unit added in an RM-3 district. The applicant has also requested a variance from the off-street parking and usable open space requirements of the City Planning Code.

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.  
-----

4:00 P.M.

14. 88.562E (Christie)  
501 CAMBRIDGE STREET, east side between Wayland and Felton Streets, Assessor's Block 5992-A - Public hearing on the Draft Environmental Impact Report for the proposed subdivision of an approximately ten-acre site into a 3.5 acre Southern Parcel with 50 single family homes, a 4.5 acre Middle Parcel with continued existing educational and religious uses (Bridgemont High School) in rehabilitated buildings, and a 1.9 acre Northern Parcel with continued operation of an existing educational use (Fellowship Academy). School uses require Conditional Use authorization by the City Planning Commission at a public hearing.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

SF  
C55

#14

8/10/89

addendum

ADDENDUM

DOCUMENTS DEPT.

AUG 10 1989

SAN FRANCISCO  
PUBLIC LIBRARY

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
AUGUST 10, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

C. DIRECTOR'S REPORT

3. 88.374EMZ (Skiffer)  
Consideration of initiation of Amendments to the Civic Center Area Plan and the Downtown Area Plan of the San Francisco Master Plan to provide for affordable housing in the block bounded by Golden Gate Avenue, Hyde, Larkin and McAllister Streets, Assessor's Block 347, in a C-3-G (Downtown General Commercial) District and an 80-X Height and Bulk District, and an Interim RC-4 (Residential-Commercial Combined, High Density) district, 80-T Height and Bulk District, and the North of Market Special Use District.

Note: This item has been modified to include an Amendment to the Downtown Area Plan of the Master Plan.



EF  
55  
14  
1/1/89

NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
AUGUST 17, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

AUG 14 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 87.813E (Bauman)  
SAN FRANCISCO COUNTY HAZARDOUS WASTE MANAGEMENT PLAN - Public hearing on the Draft Environmental Impact Report on the proposed Plan which would embody San Francisco's official policy on hazardous waste management, provide guidance on expanding existing or beginning new programs, and guide the review of future hazardous waste management facilities proposed for sites in San Francisco.  
(Continued from Regular Meeting of July 6, 1989)  
(Proposed for indefinite continuation)  
NOTE: This continuation is proposed in order to allow for possible revisions to the Hazardous Waste Management Plan and the Draft Environmental Impact Report. Interested parties will be notified at least 30 days in advance of the new hearing date.

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. DIRECTOR'S REPORT

2. (Maltzer)  
Consideration of Resolution authorizing the Director of Planning to apply for and accept an extension to the Coastal County Offshore Energy Assistance Program Block Grant to March 31, 1991.



3. (McDonald)  
HESTER AVENUE, northeast corner of Bayshore Boulevard, Lots 12, 13, 14, and 15 in Assessor's Block 5054-A - Consideration of Resolution of Intent to initiate a reclassification of four lots containing approximately 85,000 square feet from an NC-S (Neighborhood Commercial Shopping Center) district to an RH-1 (House, One-Family) district or an RH-1(S) (House, One-Family with Minor Second Unit) district or an RH-2 (House, Two-Family) district or an RH-3 (House Three-Family) district or an RM-1 (Mixed Residential, Low Density) district with a 40-X Height and Bulk designation.
4. (Arce)  
Consideration of proposed revised Residential Design Guidelines to be used by the Department of City Planning in the review of residential projects in height districts of 40 feet or less.

D. COMMISSIONERS' QUESTIONS AND MATTERS

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

5. 88.1800 (Berkowitz)  
333-339 UPPER TERRACE, south side between Clifford Terrace and Monument Way, Lots 41 and 42 in Assessor's Block 2628 - Consideration of final action on Building Permit Application Nos. 8818142 and 8815970 for the CONSTRUCTION OF TWO, FOUR-STORY TWO-FAMILY HOUSES in an RH-2 (House, Two-Family) district.  
(Public Hearing Closed and Continued from Regular Meeting of July 27, 1989)  
NOTE: On July 27, 1989, the Commission passed a motion of intent to approve the applications with conditions by a vote of 4-3, Commissioners Bierman, Engmann and Morales dissenting.

F. REGULAR CALENDAR

6. 88.642EVD (Passmore)  
166-180 - 7TH STREET, southwest corner of Natoma Street, Lots 6 and 41 in Assessor's Block 3727 - Request for Discretionary Review of Building Permit Application No. 8811788 to construct a 30-unit residential building with twelve off-street parking spaces in a C-3-S (Downtown Support) district. The proposal does not conform to the proposed South of Market Zoning Controls, approved by the City Planning Commission, in that it contains less than the 30 off-street parking spaces which would be required under such controls. The applicant proposes to designate 10 percent of the dwellings as affordable housing units.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of August 3, 1989)
7. 89.300C (Miller)  
1251 - 2ND AVENUE, southwest corner of Hugo Street, Lot 1 in Assessor's Block 1751 - Request for authorization of Conditional Use to modify conditions of approval for an existing residential care

## Item #89.300C (Cont)

facility (Elizabeth Fry Center) to permit a change of facility operator from the defunct San Francisco Council of Churches to the Volunteers of America Bay Area, Inc.

8. 89.059D (Berkowitz)  
1108-1110 DOLORES STREET, west side between 24th and Jersey Streets, Lot 1-B in Assessor's Block 6510 - Request for Discretionary Review of Building Permit Application No. 8900663 for the ADDITION OF A FOURTH FLOOR TO AN EXISTING TWO-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of July 20, 1989)
9. 89.047D (Berkowitz)  
2618 SUTTER STREET, north side between Baker and Lyon Streets, Lot 14 in Assessor's Block 1054 - Request for Discretionary Review of Building Permit Application No. 8817561 for the CONSTRUCTION OF A DECK AND REMODELING TO ELIMINATE AN ILLEGAL UNIT in an RH-3 (House, Three-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of July 27, 1989)
10. 89.087D (Berkowitz)  
546 - 29TH STREET, north side between Castro and Noe Streets, Lot 14 in Assessor's Block 6621 - Request for Discretionary Review of Building Permit Application No. 8900637 for the REMOVAL OF EXTERIOR FRONT STAIRS AND THE ADDITION OF A NEW SECOND FLOOR of a single family house in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.  
-----

4:00 P.M.

11. 89.134DE (Berkowitz)  
380 BARTLETT STREET, west side between 24th and 25th Streets, Lot 27 in Assessor's Block 6515 - Request for Discretionary Review of Building Permit Application No. 8903770 for the construction of a THREE-STORY THREE-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
12. 89.091D (Berkowitz)  
75 ROBINHOOD DRIVE, north side near Lansdale Avenue, Lot 12 in Assessor's Block 2991 - Request for Discretionary Review of Building Permit Application No. 8820378 for the construction of a REAR YARD

## Item #89.091D (Cont)

ADDITION to a single family dwelling in an RH-1(D) (House, One-Family, Detached Dwellings) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

13. 89.038EZV (Pearl)  
191-197 HENRY STREET, southeast corner of Castro Street, Lot 92 in Assessor's Block 3540 - Request to reclassify property from an RH-3 (House, Three-Family) district to an RM-3 (Mixed Residential, Medium Density) district to establish the legal use of a seventh dwelling unit constructed without the benefit of permit in 1978. The RM-3 district would permit one dwelling unit for every 400 square feet of lot area, therefore the lot area of approximately 3,200 square feet would permit a maximum of 8 dwelling units on the subject property.

The property lacks the required one (1) additional independently-accessible off-street parking space and sixty (60) square feet of private usable open space or 79.80 square feet of common usable open space for each dwelling unit added in an RM-3 district. The applicant has also requested a variance from the off-street parking and usable open space requirements of the City Planning Code.

(Continued from Regular Meeting of August 10, 1989)

14. 88.605EZV (Pearl)  
1777 PINE STREET, south side between Gough and Franklin Streets, Lots 15, 23, 33, and 35 in Assessor's Block 665 - Request for reclassification from an RH-3 (House, Three-Family) district to an RM-4 (Mixed Residential, High Density) district to establish the legal use of six dwelling units constructed without the benefit of permit at 1777 Pine Street (Lot 35). The existing building contains a total of thirty-nine (39) dwelling units. The applicant has also requested a variance from the off-street parking and exposure of dwelling unit requirements of the City Planning Code.

(Continued from Regular Meeting of August 10, 1989)

## Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

SF  
C55

#14

8/17/89

addendum

ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
AUGUST 17, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

AUG 16 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

4:00 P.M.

F. REGULAR CALENDAR

- 13a. 89.038EZV (Pearl)  
191-197 HENRY STREET, southeast corner of Castro Street, Lot 92 in Assessor's Block 3540 - Request for OFF-STREET PARKING AND USABLE OPEN SPACE VARIANCES. See description of Variance Request in Item 13.
- 14a. 88.605EZV (Pearl)  
1777 PINE STREET, south side between Gough and Franklin Streets, Lots 15, 23, 33, and 35 in Assessor's Block 665 - Request for OFF-STREET PARKING AND EXPOSURE OF DWELLING UNITS VARIANCES. See description of Variance Request in Item 14.

CPC 424



3F  
255  
14  
24/89

NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
AUGUST 24, 1989  
ROOM 282, CITY HALL  
2:00 P.M.

DOCUMENTS DEPT.

AUG 22 1989

PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Dick, Elzey, Engmann, Hu, Morales and Nothenberg.

2:00 P.M.

A. ITEMS TO BE CONTINUED

1. 89.374C (Chiong)  
2164 POLK STREET, southeast corner of Vallejo Street, Lot 20 in Assessor's Block 572 - Request for authorization of Conditional Use under Section 723.44 to establish a small self-service restaurant within a commercial retail establishment in the Polk Street Neighborhood Commercial District.  
(Proposed for continuation to August 31, 1989)
2. 89.346C (Chiong)  
3192 - 16TH STREET, north side between Albion and Guerrero Streets, Lot 26 in Assessor's Block 3555 - Request for authorization of Conditional Use to add a POOL TABLE and LIVE PIANO MUSIC defined by Section 790.38 of the City Planning Code as "OTHER ENTERTAINMENT" within an existing bar in the Valencia Street Neighborhood Commercial District. The proposal is to add one pool table and live entertainment to an existing bar in approximately 1,200 square feet of floor area and seating for up to 49 persons.  
(Proposed for continuation to September 14, 1989)
3. 88.790C (Gallagher)  
1480 ALABAMA STREET, northwest corner of Army Street, Lot 10 in Assessor's Block 4338 - Request for authorization of Conditional Use under Section 303(e) to remove Condition of Approval No. 1 from Resolution No. 9067, which restricts the transfer of ownership of an existing bar in an RH-2 (House, Two-Family) district.  
(Continued from Regular Meeting of June 22, 1989)  
(Proposed for continuation to October 26, 1989)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

4. (Kessler)  
Consideration of Resolution authorizing the Director of Planning to enter into a Personal Services Contract with Santa Cruz County for the services of Richard A. Charter for up to \$9,000 for the Local Government Coordination Program for offshore and leasing proposals.
5. (Miller)  
Consideration of Resolution of intent to initiate Amendments to the Nob Hill Special Use District.
6. (Edelin)  
Review of the Residential Building Permit work load at the Department of City Planning.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

7. 88.120D (Berkowitz)  
600-620 DUNCAN STREET, north side between Castro and Diamond Streets, Lot 11 in Assessor's Block 6589 - Consideration of final action on Building Permit Application Nos. 8710588, 8710589, and 8710590 for the CONSTRUCTION OF THREE, SINGLE FAMILY RESIDENTIAL BUILDINGS in an RH-1 (House, One-Family) district.  
(Public Hearing Closed and Continued from Regular Meeting of August 10, 1989)  
NOTE: On August 3, 1989, the Commission unanimously passed a motion of intent to approve the project with conditions, Commissioners Dick and Engmann absent.
8. 88.642EVD (Passmore)  
166-180 - 7TH STREET, southwest corner of Natoma Street, Lots 6 and 41 in Assessor's Block 3727 - Consideration of final action on Building Permit Application No. 8811788 to construct a 30-unit residential building with twelve off-street parking spaces in a C-3-S (Downtown Support) district. The proposal does not conform to the proposed South of Market Zoning Controls, approved by the City Planning Commission, in that it contains less than the 30 off-street parking spaces which would be required under such controls. The



## Item #88,642EVD (Cont)

applicant proposes to designate 10 percent of the dwellings as affordable housing units.

(Public Hearing Closed and Continued from Regular Meeting of August 17, 1989)

NOTE: On August 17, 1989, the Commission passed a motion of intent to approve the application by a vote of 6-0, Commissioner Dick absent.

F. REGULAR CALENDAR

9. 89.047D (Berkowitz)  
2618 SUTTER STREET, north side between Baker and Lyon Streets, Lot 14 in Assessor's Block 1054 - Request for Discretionary Review of Building Permit Application No. 8817561 for the CONSTRUCTION OF A DECK AND REMODELING TO ELIMINATE AN ILLEGAL UNIT in an RH-3 (House, Three-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of August 17, 1989)
10. 88.605EZV (Pearl)  
1777 PINE STREET, south side between Gough and Franklin Streets, Lots 15, 23, 33, and 35 in Assessor's Block 665 - Request for reclassification from an RH-3 (House, Three-Family) district to an RM-4 (Mixed Residential, High Density) district to establish the legal use of six dwelling units constructed without the benefit of permit at 1777 Pine Street (Lot 35). The existing building contains a total of thirty-nine (39) dwelling units. The applicant has also requested a variance from the off-street parking and exposure of dwelling unit requirements of the City Planning Code.  
(Continued from Regular Meeting of August 17, 1989)
11. 89.254D (Nixon)  
1821-1823 LAKE STREET, south side between 19th and 20th Avenues, Lot 38 in Assessor's Block 1379 - Request for Discretionary Review of Building Permit Application No. 8906628 proposing a two-story rear addition to a two-story over garage duplex in an RH-2 (House, Two-Family) district within a 40-X Height and Bulk District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of August 10, 1989)
12. 89.121Z (Horton)  
RESIDENTIAL CONSERVATION REZONING STUDY - Progress report on the study as presented in the revised Work Program of May 11, 1989. Status of the assessment of the existing conditions for the following components: Density in RH-3 and RM districts in Area 1 (western part of the city), Height and Rear Yard for all residential zoning controls in Area 1 and for RH districts in Area 2 (eastern part of the city), Parking Demand city-wide, Housing and Demographic Data,

## Item #89.121Z (Cont)

and Evaluation of the Interim Controls. The findings report with recommendations is scheduled for the fall of 1989.

NOTE: This item is for informational purposes only and requires no formal action by the Commission.

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.  
-----

4:00 P.M.

## 13. 89.074L

(Marsh)

2080 WASHINGTON STREET, northeast corner of Octavia Street, Lot 5 in Assessor's Block 601 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Spreckels Residence as a Landmark, pursuant to Article 10 of the City Planning Code.

(Continued from Regular Meeting of June 22, 1989)

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC 425

SP  
C55  
#14  
8/31/89

NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

== NOTICE OF MEETING  
AND CALENDAR  
OF THE  
-- SAN FRANCISCO  
== CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
== AUGUST 31, 1989  
ROOM 282, CITY HALL  
2:00 P.M.

DOCUMENTS DEPT.

AUG 28 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Dick, Elzey, Engmann, Hu, Morales and Nothenberg.

2:00 P.M.

A. ITEMS TO BE CONTINUED

1. 88.714EC/89.377C (Gallagher)  
600-690 CHESTNUT STREET, north side between Taylor and Mason Streets, Lot 28 in Assessor's Block 51 - Request for authorization of Conditional Use for a Planned Unit Development to construct 117 condominium dwelling units on 4 stories. The proposed development, which is on a lot of 52,873 square feet in the North Beach Neighborhood Commercial District, includes 123 regular and compact and 14 tandem subterranean parking spaces and 1,500 square feet of ground floor commercial space.

Request for authorization of Conditional Use under Section 722.56 to legalize a temporary parking lot in the North Beach Neighborhood Commercial District.  
(Proposed for continuation to September 7, 1989)

2. 86.505EW (Bash)  
MISSION BAY, generally bounded by Third, China Basin, Mariposa, 7th and Townsend Streets, all or portions of Assessor's Blocks 3795-3798, 3804-3806, 3809-3810, 3813, 3819, 3822, 3832, 3835, 3837-3842, 3849-3853, 3880, 3940-3944, 3948, and 9900 - Request for consideration and preparation of a Development Agreement for a proposed project of 8,000 housing units; 4.8 million SF office; 900,000 SF Service/Light Industrial/Research and Development/Office (SLIRDO); 125,000 SF community facilities; 720,000 SF retail; 500-room hotel; and about 67 acres of publicly-accessible open space and parks.  
(Continued from Regular Meeting of August 3, 1989)  
(Proposed for continuation to September 7, 1989)

3. 88.513ECV (Gallagher)  
501 FULTON STREET, southwest corner of Octavia Street, Lot 1 in Assessor's Block 794 - Request for authorization of Conditional Use to construct a two-story church of 10,500 square feet on a lot of 5,250 square feet with 14 ground story parking spaces in an NC-1 (Neighborhood Commercial Cluster) district. A variance for this project is also required.  
(Proposed for continuation to September 14, 1989)
4. 88.513ECV (Gallagher)  
501 FULTON STREET, southwest corner of Octavia Street, Lot 1 in Assessor's Block 794 - Request for Rear Yard Variance for a two-story church which will cover 100% of the lot where a 25% rear yard is required in an NC-1 (Neighborhood Commercial Cluster) district.  
(Proposed for continuation to September 14, 1989)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

5. Review of the Residential Building Permit work load at the Department of City Planning.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

6. 88.605EZV (Pearl)  
1777 PINE STREET, south side between Gough and Franklin Streets, Lots 15, 23, 33, and 35 in Assessor's Block 665 - Consideration of final action on request for reclassification from an RH-3 (House, Three-Family) district to an RM-4 (Mixed Residential, High Density) district to establish the legal use of six dwelling units constructed without the benefit of permit at 1777 Pine Street (Lot 35). The existing building contains a total of thirty-nine (39) dwelling units. The applicant has also requested a variance from the off-street parking and exposure of dwelling unit requirements of the City Planning Code.  
(Public Hearing Closed and Continued from Regular Meeting of August 17, 1989)  
NOTE: On August 24, 1989, the Commission passed a motion of intent to approve the request by a vote of 5-0, Commissioners Dick and Hu absent.

7. 89.080CV (Wilson)  
8 BRUSH PLACE, northwest side between Folsom and Harrison Streets, Lot 80 in Assessor's Block 3755 - Consideration of final action on the request for authorization of Conditional Use to construct three dwelling units in an M-1 (Light Industrial) district.  
(Continued from Regular Meeting of August 3, 1989)  
NOTE: The Commission will receive public comment on the final design. On August 3, 1989, the Commission passed by a vote of 5-0, Commissioners Dick and Engmann absent, a motion of intent to approve the request subject to final design review and approval by the Commission.
8. 89.079ECV (Wilson)  
271 SHIPLEY STREET, southeast side between Fifth and Sixth Streets, Lot 87 in Assessor's Block 3753 - Consideration of final action on the request for authorization of Conditional Use to construct six dwelling units in an M-1 (Light Industrial) district.  
(Continued from Regular Meeting of August 3, 1989)  
NOTE: The Commission will receive public comment on the final design. On August 3, 1989, the Commission passed by a vote of 5-0, Commissioners Dick and Engmann absent, a motion of intent to approve the request subject to final design review and approval by the Commission.

F. REGULAR CALENDAR

9. 89.144C (Green)  
3814 - 24TH STREET, north side between Vicksburg and Church Streets, Lot 16 in Assessor's Block 3651 - Request for authorization of Conditional Use to reduce the residential parking requirements for a new mixed use building to be constructed within the 24th Street/Noe Valley Neighborhood Commercial District. The proposal is to demolish the existing one-story commercial building and to construct a new three-story building containing approximately 2,000 square feet of ground floor commercial area and a total of four dwelling units on two floors above without provision for four required off-street parking spaces on a lot approximately 3,000 square feet in size.  
(Continued from Regular Meeting of August 3, 1989)  
NOTE: This request is being withdrawn.
10. 89.374C (Chiong)  
2164 POLK STREET, southeast corner of Vallejo Street, Lot 20 in Assessor's Block 572 - Request for authorization of Conditional Use under Section 723.44 to establish a small self-service restaurant within a commercial retail establishment in the Polk Street Neighborhood Commercial District.  
(Continued from Regular Meeting of August 24, 1989)
11. 89.260C (Green)  
3201 - 24TH STREET, southwest corner of South Van Ness Avenue, Lot 1 in Assessor's Block 6518 - Request for authorization of Conditional Use to construct a two-story building with office space on the second

Item #89.260C cont.

floor within the 24th Street/Mission Street Neighborhood Commercial District. The proposal is to demolish the existing fast food restaurant building and to construct a two-story building containing approximately 2,609 square feet of retail area on the ground floor and approximately 2,328 square feet of second floor office area on a lot approximately 3,469 square feet in size.

12. 89.277C

(Green)

811 VALENCIA STREET, east side between 19th and 20th Streets, Lot 99 in Assessor's Block 3596 - Request for authorization of Conditional Use to add dancing and live entertainment defined by Section 790.38 as OTHER ENTERTAINMENT by the City Planning Code within an existing restaurant and bar in the Valencia Street Neighborhood Commercial District. The proposal is to add dancing and live entertainment to the existing restaurant/bar "Athens By Night" with seating for up to 49 persons in approximately 4,100 square feet of floor area.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

SP  
C55  
# 14 9/7/89

NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

== NOTICE OF MEETING  
AND CALENDAR  
OF THE  
— SAN FRANCISCO  
= CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
SEPTEMBER 7, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

SEP 5 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Dick, Elzey, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 83.462C (Badiner)  
731-747 POST STREET AND 640-650 GEARY STREET, south of Post Street between Leavenworth and Jones Streets, a through lot to Geary Street, Lots 19 and 23 in Assessor's Block 304 - Request for a modification to a Conditional Use authorization for a Residential project and the preservation of the Islam Temple (Alcazar Theater) in an RC-4 (Residential-Commercial Combined, High Density) district, an 80-130-T Height and Bulk District, and the North of Market Residential Special Use District. The proposal is to modify the conditions of approval relating to Energy conditions on the residential buildings and Preservation of the theater building. The project was authorized by City Planning Commission Motion No. 10033 dated July 7, 1984 and amended by City Planning Commission Motion No. 11068 dated July 9, 1987.  
(Proposed for continuation to September 14, 1989)
2. 88.760VD (Berkowitz)  
126 BEAVER STREET, north side between Castro Street and Corona Heights Playground, Lot 23 in Assessor's Block 2613 - Request for Discretionary Review of Building Permit Application No. 8903812 for the ADDITION OF A STORY TO A TWO-STORY HOUSE in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Proposed for continuation to September 21, 1989)
3. 86.505EW (Bash)  
MISSION BAY, generally bounded by Third, China Basin, Mariposa, 7th and Townsend Streets, all or portions of Assessor's Blocks 3795-3798, 3804-3806, 3809-3810, 3813, 3819, 3822, 3832, 3835, 3837-3842,



## Item #86.505EW (Cont)

3849-3853, 3880, 3940-3944, 3948, and 9900 - Request for consideration and preparation of a Development Agreement for a proposed project of 8,000 housing units; 4.8 million SF office; 900,000 SF Service/Light Industrial/Research and Development/Office (SLIRDO); 125,000 SF community facilities; 720,000 SF retail; 500-room hotel; and about 67 acres of publicly-accessible open space and parks.

(Continued from Regular Meeting of August 31, 1989)

(Proposed for continuation to October 5, 1989)

4. 89.119EC (McDonald)  
550 SOUTH VAN NESS AVENUE, west side between 16th and 17th Streets, Lot 3 in Assessor's Block 3570 - Request for authorization of Conditional Use to permit the construction of a 36-unit building on a lot having 13,131 square feet of area in a C-M (Heavy Commercial) District with a 50-X Height and Bulk designation.  
(Proposed for continuation to October 12, 1989)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

5. (Green)  
2253 UNION STREET - Informational Presentation of Building Permit Application No. 8817405 to alter the mixed use building at 2253 Union Street. This property was previously considered by the City Planning Commission.
6. (Arce)  
Consideration of proposed revised Residential Design Guidelines to be used by the Department of City Planning in the review of residential projects in height districts of 40 feet or less.  
(Continued from Regular Meeting of August 17, 1989)
7. Consideration of proposed processing and hearing procedures to eliminate backlog in Discretionary Review cases, including establishing a special Commission Committee and Consent Calendar procedures. Public testimony will be received.

8. Public hearing to consider the proposal to eliminate backlog in Permit Processing at the Department of City Planning and consideration of Resolution authorizing the Director of Planning to submit a Request for Supplemental Appropriation for an amount not to exceed \$140,000.

2:30 P.M.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

9. 88.605EZV (Pearl)  
1777 PINE STREET, south side between Gough and Franklin Streets, Lots 15, 23, 33, and 35 in Assessor's Block 665 - Consideration of final action on request for reclassification from an RH-3 (House, Three-Family) district to an RM-4 (Mixed Residential, High Density) district to establish the legal use of six dwelling units constructed without the benefit of permit at 1777 Pine Street (Lot 35). The existing building contains a total of thirty-nine (39) dwelling units. The applicant has also requested a variance from the off-street parking and exposure of dwelling unit requirements of the City Planning Code.  
(Public Hearing Closed and Continued from Regular Meeting of August 31, 1989)  
NOTE: On August 24, 1989, the Commission passed a motion of intent to approve the request by a vote of 5-0, Commissioners Dick and Hu absent.
10. 89.080CV (Wilson)  
8 BRUSH PLACE, northwest side between Folsom and Harrison Streets, Lot 80 in Assessor's Block 3755 - Consideration of final action on the request for authorization of Conditional Use to construct three dwelling units in an M-1 (Light Industrial) district.  
(Continued from Regular Meeting of August 31, 1989)  
NOTE: The Commission will receive public comment on the final design. On August 3, 1989, the Commission passed by a vote of 5-0, Commissioners Dick and Engmann absent, a motion of intent to approve the request subject to final design review and approval by the Commission.
11. 89.079ECV (Wilson)  
271 SHIPLEY STREET, southeast side between Fifth and Sixth Streets, Lot 87 in Assessor's Block 3753 - Consideration of final action on the request for authorization of Conditional Use to construct six dwelling units in an M-1 (Light Industrial) district.  
(Continued from Regular Meeting of August 31, 1989)  
NOTE: The Commission will receive public comment on the final design. On August 3, 1989, the Commission passed by a vote of 5-0, Commissioners Dick and Engmann absent, a motion of intent to approve the request subject to final design review and approval by the Commission.

12. 89.074L (Marsh)  
2080 WASHINGTON STREET, northeast corner of Octavia Street, Lot 5 in Assessor's Block 601 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Spreckels Residence as a Landmark, pursuant to Article 10 of the City Planning Code.  
(Public Hearing Closed and Continued from Regular Meeting of August 24, 1989)  
NOTE: On August 24, 1989, the Commission passed a motion of intent to approve the designation by a vote of 5-0, Commissioners Dick and Hu absent. The Commission will receive public comment on the language of the Resolution.
13. 88.180D (Berkowitz)  
333-339 UPPER TERRACE, south side between Clifford Terrace and Monument Way, Lots 41 and 42 in Assessor's Block 2628 - Consideration of final action on Building Permit Application Nos. 8818142 and 8815970 for the CONSTRUCTION OF TWO, FOUR-STORY TWO-FAMILY HOUSES in an RH-2 (House, Two-Family) district.  
(Public Hearing Closed and Continued from Regular Meeting of August 17, 1989)  
NOTE: On July 27, 1989, the Commission passed a motion of intent to approve the applications with conditions by a vote of 4-3, Commissioners Bierman, Engmann and Morales dissenting.

#### F. REGULAR CALENDAR

14. 89.079D (Passmore)  
215-217 SHIPLEY STREET, south side between Fifth and Sixth Streets, Lot 101 in Assessor's Block 3753 - Request for Discretionary Review of Building Permit Application No. 8904255, under the Commission's policy of Discretionary Review for the South of Market area, to demolish a two-unit dwelling in an M-1 (Light Industrial) District and proposed RSD (Residential Service) District under the South of Market Zoning Controls. The applicant intends to use the property for a parking lot for an indefinite period of time. Under the proposed RSD zoning, demolition is permitted only if specifically authorized by the City Planning Commission.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

---

NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.

---

4:00 P.M.

15. 88.428C (McDonald)  
1135-1139 GREEN STREET, south side between Leavenworth and Hyde Streets, Lots 90 and 91 in Assessor's Block 125 - Request for authorization of Conditional Use to permit the construction of four new dwelling units to be added to five existing dwelling units, one of which is to be demolished, resulting in a final total of eight

## Item #88.428C (Cont)

dwelling units on two lots having an aggregate area of 11,162.5 square feet in an RH-3 (House, Three-Family) district with a 40-X Height and Bulk designation.

(Continued from Regular Meeting of July 27, 1989)

16. 88.714EC/89.377C (Gallagher)  
600-690 CHESTNUT STREET, north side between Taylor and Mason Streets, Lot 28 in Assessor's Block 51 - Request for authorization of Conditional Use for a Planned Unit Development to construct 117 condominium dwelling units on 4 stories. The proposed development, which is on a lot of 52,873 square feet in the North Beach Neighborhood Commercial District, includes 123 regular and compact and 14 tandem subterranean parking spaces and 1,500 square feet of ground floor commercial space.

Request for authorization of Conditional Use under Section 722.56 to legalize a temporary parking lot in the North Beach Neighborhood Commercial District.

(Continued from Regular Meeting of August 31, 1989)

5:00 P.M.

17. 89.361L (Marsh)  
126 - 27TH AVENUE, east side between El Camino Del Mar and Lake Street, Lots 49 and 50 in Assessor's Block 1332 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Alfred G. Hanson residence as a Landmark, pursuant to Article 10 of the City Planning Code.
18. 89.328D (Nixon)  
124 - 27TH AVENUE, east side between El Camino Del Mar and Lake Street, Lots 49 and 50 in Assessor's Block 1332 - Request for Discretionary Review of Demolition and Building Permit Application Nos. 8909444 and 8909442 proposing demolition of the existing single family structure which occupies parts of both lots, then construction of a single family structure on Lot 50 in an RH-1 (House, One-Family) district with a 40-X Height and Bulk designation.
- a) Consideration of Discretionary Review
  - b) Discretionary Review hearing

6:00 P.M.

19. 89.092D (Berkowitz)  
786 - 27TH STREET, northeast corner of Douglass Street, Lot 15 in Assessor's Block 6583 - Request for Discretionary Review of Building Permit Application No. 8819442 for the ADDITION OF A STORY TO A ONE-STORY OVER GARAGE SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.
- a) Consideration of Discretionary Review
  - b) Discretionary Review hearing

20. 89.103D (Berkowitz)  
4217 - 22ND STREET, between Douglass Street and Hoffman Avenue, Lot 48 in Assessor's Block 2775 - Request for Discretionary Review of Building Permit Application No. 8819365 for the ADDITION OF A STORY TO A TWO-STORY HOUSE AND REMODELING OF A GARAGE in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
21. 89.146D (Berkowitz)  
1939 - 20TH STREET, south side between De Haro and Carolina Streets, Lot 64 in Assessor's Block 4096 - Request for Discretionary Review of Building Permit Application No. 8819888 for the ADDITION OF A STORY TO A TWO-STORY HOUSE in an RM-1 (Mixed Residential, Low Density) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

55  
14  
4/89

NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
SEPTEMBER 14, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

SEP 14 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Dick, Elzey, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 88.513ECV (Gallagher)  
501 FULTON STREET, southwest corner of Octavia Street, Lot 1 in Assessor's Block 794 - Request for authorization of Conditional Use to construct a two-story church of 10,500 square feet on a lot of 5,250 square feet with 14 ground story parking spaces in an NC-1 (Neighborhood Commercial Cluster) district. A variance for this project is also required.  
(Continued from Regular Meeting of August 31, 1989)  
(Proposed for continuation to September 28, 1989)
2. 88.513ECV (Gallagher)  
501 FULTON STREET, southwest corner of Octavia Street, Lot 1 in Assessor's Block 794 - Request for Rear Yard Variance for a two-story church which will cover 100% of the lot where a 25% rear yard is required in an NC-1 (Neighborhood Commercial Cluster) district.  
(Continued from Regular Meeting of August 31, 1989)  
(Proposed for continuation to September 28, 1989)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS



D. DIRECTOR'S REPORT

3. 86.674EC (Blazej)  
UNDERWATER WORLD AT PIER 39 - Staff presentation of proposed clarification and correction of language for Motion No. 11726 to reflect the intent of the City Planning Commission with respect to item 3.b. (page 6) line three to change "not less" to "not more." (correction); and item 10.a.(5) (page 11) line nine to change "shall operate at a level of not less than 7 minutes headway." to "shall operate at a headway of not more than 7 minutes." (clarification)
4. 89.352X (Badiner)  
525 MARKET STREET, eastern portion of the block bounded by First, Market, Stevenson and Second Streets, Lot 56 in Assessor's Block 3708 - Informational presentation on a proposal to redesign an existing plaza, sun terrace and arcade and reconfigure the lobby and second floor of the building, to bring the building closer into compliance with Sections 138 and 309 of the Planning Code, and to create a more usable open space. The Director of Planning and the Zoning Administrator have determined that the project complies with the Planning Code. No Commission action is required.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

5. 88.180D (Berkowitz)  
333-339 UPPER TERRACE, south side between Clifford Terrace and Monument Way, Lots 41 and 42 in Assessor's Block 2628 - Consideration of final action on Building Permit Application Nos. 8818142 and 8815970 for the CONSTRUCTION OF TWO, FOUR-STORY TWO-FAMILY HOUSES in an RH-2 (House, Two-Family) district.  
(Public Hearing Closed and Continued from Regular Meeting of September 7, 1989)  
NOTE: On July 27, 1989, the Commission passed a motion of intent to approve the applications with conditions by a vote of 4-3, Commissioners Bierman, Engmann and Morales dissenting.
6. 89.080CV (Wilson)  
8 BRUSR PLACE, northwest side between Folsom and Harrison Streets, Lot 80 in Assessor's Block 3755 - Consideration of final action on the request for authorization of Conditional Use to construct three dwelling units in an M-1 (Light Industrial) district.  
(Continued from Regular Meeting of September 7, 1989)  
NOTE: The Commission will receive public comment on the final design. On August 3, 1989, the Commission passed by a vote of 5-0, Commissioners Dick and Engmann absent, a motion of intent to approve the request subject to final design review and approval by the Commission.
7. 89.079ECV (Wilson)  
271 SHIPLEY STREET, southeast side between Fifth and Sixth Streets, Lot 87 in Assessor's Block 3753 - Consideration of final action on the request for authorization of Conditional Use to construct six dwelling units in an M-1 (Light Industrial) district.  
(Continued from Regular Meeting of September 7, 1989)



Item #89.079ECV cont.

NOTE: The Commission will receive public comment on the final design. On August 3, 1989, the Commission passed by a vote of 5-0, Commissioners Dick and Engmann absent, a motion of intent to approve the request subject to final design review and approval by the Commission.

8. 89.361L (Marsh)  
126 - 27TH AVENUE, east side between El Camino Del Mar and Lake Street, Lots 49 and 50 in Assessor's Block 1332 - Consideration of final action on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Alfred G. Hanson residence as a Landmark, pursuant to Article 10 of the City Planning Code.  
(Public Hearing Closed and Continued from Regular Meeting of September 7, 1989)  
NOTE: On September 7, 1989, the Commission passed a motion of intent to disapprove the designation by a vote of 4-1, Commissioner Bierman dissenting and Commissioners Dick and Morales absent.
9. 89.328D (Nixon)  
124 - 27TH AVENUE, east side between El Camino Del Mar and Lake Street, Lots 49 and 50 in Assessor's Block 1332 - Consideration of final action on Demolition and Building Permit Application Nos. 8909444 and 8909442 proposing demolition of the existing single family structure which occupies parts of both lots, then construction of a single family structure on Lot 50 in an RH-1 (House, One-Family) district with a 40-X Height and Bulk designation.  
(Public Hearing Closed and Continued from Regular Meeting of September 7, 1989)  
NOTE: On September 7, 1989, the Commission passed a motion of intent to disapprove the demolition and building permit applications by a vote of 5-1, Commissioner Karasick dissenting and Commissioner Dick absent.

2:30 P.M.

F. REGULAR CALENDAR

10. 89.346C (Chiong)  
3192 - 16TH STREET, north side between Albion and Guerrero Streets, Lot 26 in Assessor's Block 3555 - Request for authorization of Conditional Use to add a POOL TABLE and LIVE PIANO MUSIC defined by Section 790.38 of the City Planning Code as "OTHER ENTERTAINMENT" within an existing bar in the Valencia Street Neighborhood Commercial District. The proposal is to add one pool table and live entertainment to an existing bar in approximately 1,200 square feet of floor area and seating for up to 49 persons.  
(Continued from Regular Meeting of August 24, 1989)

11. 89.213UV (Nixon)  
2084 - 16TH AVENUE, east side between Quintara and Pacheco Streets, Lot 3-A in Assessor's Block 2135 - Request for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls (NCIC) for a rear addition to an existing single family dwelling in an RH-1(D) (House, One-Family, Detached Dwellings) district. The NCIC requires that a portion of the alterations, which may extend up to 12 feet beyond the average depth of the rear building walls of the abutting structures, be set in 5 feet from the side property lines. The last approximately 4 feet of the proposal extends 2 feet 9 inches and 2 feet 5 inches into the NCIC required side setback.
12. 89.213UV (Nixon)  
2084 - 16TH AVENUE, east side between Quintara and Pacheco Streets, Lot 3-A in Assessor's Block 2135 - Request for Side Yard Variance for the expansion of an existing single family dwelling with a 27-foot wide, 12-foot deep, 2-story rear addition containing the enlarged existing kitchen and dining/family area on the main floor and the addition of one bedroom and one bath on the top floor in an RH-1(D) (House, One-Family, Detached Dwellings) district. Two 3-foot wide side yards are required. The proposal will extend approximately 9 inches into the required north side yard and approximately 5 inches into the required south side yard.
13. 89.278E (Felice)  
772-790 RHODE ISLAND STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4073 - Appeal of Preliminary Negative Declaration on the proposal to construct nine dwelling units in three, three-story over garage buildings with three parking spaces for each building.
14. 83.462C (Badiner)  
731-747 POST STREET AND 640-650 GEARY STREET, south of Post Street Between Leavenworth and Jones Streets, a through lot to Geary Street, Lots 19 and 23 in Assessor's Block 304 - Request for a modification to a Conditional Use authorization for a Residential project and the preservation of the Islam Temple (Alcazar Theater) in an RC-4 (Residential-Commercial Combined, High Density) district, an 80-130-T Height and Bulk District, and the North of Market Residential Special Use District. The proposal is to modify the conditions of approval relating to Energy conditions on the residential buildings and Preservation of the theater building. The project was authorized by City Planning Commission Motion No. 10033 dated July 7, 1984 and amended by City Planning Commission Motion No. 11068 dated July 9, 1987.  
(Continued from Regular Meeting of September 7, 1989)
15. 88.374EMZ (Skiffer)  
Consideration of Permanent Zoning Controls for property bounded by Golden Gate Avenue, Hyde, Larkin and McAllister Streets, including Lots 4, 10, 11, 12, 13, 14, and 15 in Assessor's Block 347, which would reclassify property from a C-3-G (Downtown General Commercial) District to an RC-4 (Residential-Commercial Combined, High Density)

Item #88.374EMZ cont.

District, from an 80-X to an 80-T Height and Bulk District, and amend the boundaries of the North of Market Residential Special Use District to include these properties.

16. 88.374EMZ (Skiffer)  
Consideration of amendments to the Civic Center Area Plan and the Downtown Area Plan of the San Francisco Master Plan to provide for affordable housing in the block bounded by Golden Gate Avenue, Hyde, Larkin and McAllister Streets, including Lots 4, 10, 11, 12, 13, 14, and 15 in Assessor's Block 347, in a C-3-G (Downtown General Commercial) District, an 80-X Height and Bulk District, an interim RC-4 (Residential-Commercial Combined, High Density) district, an 80-T Height and Bulk District, and the North of Market Special Use District.

---

NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.

---

4:30 P.M.

17. 89.337C (Green)  
2200 CHESTNUT STREET, northwest corner of Pierce Street, Lot 12 in Assessor's Block 488-A - Request for authorization of Conditional Use to install an automatic teller machine defined by Section 790.140 as a Walk-Up Facility at an existing Financial Service (Bank) within an NC-2 (Small-Scale Neighborhood Commercial) district and Chestnut Street Financial Service Subdistrict. The proposal is to install a second automatic teller machine on the Pierce Street frontage of the existing bank building at the side property line. Section 145.2(b) requires all walk-up facilities to be recessed a minimum of three feet from the property line.
18. 89.331C (Green)  
3139-3141 GEARY BOULEVARD, south side between Spruce and Cook Streets, Lot 30 in Assessor's Block 1088 - Request for authorization of Conditional Use to allow the conversion of an existing second floor dwelling unit to commercial use, and to reduce the parking requirement for the existing third floor dwelling unit within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to remodel the existing three-story building by establishing retail space on the ground floor thereby eliminating the existing required residential parking, conversion of the existing second floor dwelling unit to an office, and retention of the third floor dwelling unit without a required parking space on a lot approximately 2,500 square feet in size.
19. 89.260C (Green)  
3201 - 24TH STREET, southwest corner of South Van Ness Avenue, Lot 1 in Assessor's Block 6518 - Request for authorization of Conditional Use to construct a two-story building with office space on the second

Item #89.260C cont.

floor within the 24th Street/Mission Street Neighborhood Commercial District. The proposal is to demolish the existing fast food restaurant building and to construct a two-story building containing approximately 2,609 square feet of retail area on the ground floor and approximately 2,328 square feet of second floor office area on a lot approximately 3,469 square feet in size.

(Continued from Regular Meeting of August 31, 1989)

20. 88.648D (Green)  
200 TARAVAL STREET, northwest corner of 12th Avenue, Lot 37 in Assessor's Block 2341 - Request for Discretionary Review of Building Permit Application Nos. 8818577, 8818578, 8818581, and 8908885 to construct four buildings, each containing three dwelling units and three off-street parking spaces, with one building containing ground floor commercial space in an NC-2 (Small-Scale Neighborhood Commercial) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
21. 89.169C (Miller)  
154 COLERIDGE STREET, northwest side between Fair and Virginia Avenues, Lot 22 in Assessor's Block 5615 - Request for authorization of Conditional Use for THREE DWELLING UNITS in an RH-2 (House, Two-Family) district with OFF-STREET PARKING IN EXCESS OF THE ACCESSORY AMOUNT.
22. 89.390C (Miller)  
928 TOLAND STREET, northwest corner of Newcomb Avenue, Lot 1 in Assessor's Block 5597-A - Request for authorization of Conditional Use for AUTOMOBILE DISMANTLING at a facility currently authorized for truck dismantling in an M-1 (Light Industrial) District.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

SF  
C55  
#14  
9/14/89  
addendum #1

ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
SEPTEMBER 14, 1989  
ROOM 282, CITY HALL

DOCUMENTS DEPT.

SEP 13 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

D. DIRECTOR'S REPORT

- 3a. 86.73BX (Badiner)  
222 SECOND STREET, southwest corner of Second and Howard Streets,  
Lots 1, 4 and 53 in Assessor's Block 3735 - Informational  
presentation of minor design modifications to the Project as required  
by City Planning Commission Motion No. 11684. The Project was  
authorized by City Planning Commission Motion Nos. 11684 and 11685 on  
June 15, 1989 and contains 222,250 square foot of office space. No  
Commission action is required.

CPC 432



SF  
C55

#14

9/14/89

addendum #2

ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
SEPTEMBER 14, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

SEP 13 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Dick, Elzey, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

D. DIRECTOR'S REPORT

- 4a. Consideration of Amendment to Request for Supplemental Appropriation to increase supplemental funds by an amount not to exceed \$39,000 for additional staff assistance to process Discretionary Review cases.

CPC 432

SAN FRANCISCO  
PUBLIC LIBRARY

SEP 13 1989

DOCUMENTS DEPT.





3F  
55  
14  
21/89

NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

≡ NOTICE OF MEETING  
AND CALENDAR  
OF THE  
✓ SAN FRANCISCO  
≡ CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
≡ SEPTEMBER 21, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

ROLL CALL: Commissioners Bierman, Dick, Elzey, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 89.059D (Berkowitz)  
1108-1110 DOLORES STREET, west side between 24th and Jersey Streets, Lot 1-B in Assessor's Block 6510 - Request for Discretionary Review of Building Permit Application No. 8900663 for the ADDITION OF A FOURTH FLOOR TO AN EXISTING TWO-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing  
(Continued from Regular Meeting of August 17, 1989)  
(Proposed for continuation to a later date)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

2. (Rumpf/Ghosh)  
OFFICE AFFORDABLE HOUSING PRODUCTION PROGRAM (OAHPP) - Consideration of amendment to Resolution No. 11727, which amended the City Planning Code section on the Office Affordable Housing Production Program, to include findings of consistency with Section 101.1 of the City Planning Code (Proposition M).

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

3. 88.180D (Berkowitz)  
333-339 UPPER TERRACE, south side between Clifford Terrace and Monument Way, Lots 41 and 42 in Assessor's Block 2628 - Consideration of final action on Building Permit Application Nos. 8818142 and 8815970 for the CONSTRUCTION OF TWO, FOUR-STORY TWO-FAMILY HOUSES in an RH-2 (House, Two-Family) district.  
(Public Hearing Closed and Continued from Regular Meeting of September 14, 1989)  
NOTE: On July 27, 1989, the Commission passed a motion of intent to approve the applications with conditions by a vote of 4-3, Commissioners Bierman, Engmann and Morales dissenting.
4. 89.361L (Marsh)  
126 - 27TH AVENUE, east side between El Camino Del Mar and Lake Street, Lots 49 and 50 in Assessor's Block 1332 - Consideration of final action on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Alfred G. Hanson residence as a Landmark, pursuant to Article 10 of the City Planning Code.  
(Public Hearing Closed and Continued from Regular Meeting of September 14, 1989)  
NOTE: On September 7, 1989, the Commission passed a motion of intent to disapprove the designation by a vote of 4-1, Commissioner Bierman dissenting and Commissioners Dick and Morales absent.
5. 89.328D (Nixon)  
124 - 27TH AVENUE, east side between El Camino Del Mar and Lake Street, Lots 49 and 50 in Assessor's Block 1332 - Consideration of final action on Demolition and Building Permit Application Nos. 8909444 and 8909442 proposing demolition of the existing single family structure which occupies parts of both lots, then construction of a single family structure on Lot 50 in an RH-1 (House, One-Family) district with a 40-X Height and Bulk designation.  
(Public Hearing Closed and Continued from Regular Meeting of September 14, 1989)  
NOTE: On September 7, 1989, the Commission passed a motion of intent to disapprove the demolition and building permit applications by a vote of 5-1, Commissioner Karasick dissenting and Commissioner Dick absent.
6. 88.374EMZ (Skiffer)  
Consideration of final action on Permanent Zoning Controls for property bounded by Golden Gate Avenue, Hyde, Larkin and McAllister Streets, including Lots 4, 10, 11, 12, 13, 14, and 15 in Assessor's Block 347, which would reclassify property from a C-3-G (Downtown General Commercial) District to an RC-4 (Residential-Commercial Combined, High Density) District, from an 80-X to an 80-T Height and Bulk District, and amend the boundaries of the North of Market Residential Special Use District to include these properties.

Item #88.374EMZ cont.

(Public Hearing Closed and Continued from Regular Meeting of September 14, 1989)

NOTE: On September 14, 1989, the Commission passed a motion of intent to approve the amendments by a vote of 6-0, Commissioner Dick absent.

7. 88.374EMZ (Skiffer)  
Consideration of final action on amendments to the Civic Center Area Plan and the Downtown Area Plan of the San Francisco Master Plan to provide for affordable housing in the block bounded by Golden Gate Avenue, Hyde, Larkin and McAllister Streets, including Lots 4, 10, 11, 12, 13, 14, and 15 in Assessor's Block 347, in a C-3-G (Downtown General Commercial) District, an 80-X Height and Bulk District, an interim RC-4 (Residential-Commercial Combined, High Density) district, an 80-T Height and Bulk District, and the North of Market Special Use District.  
(Public Hearing Closed and Continued from Regular Meeting of September 14, 1989)  
NOTE: On September 14, 1989, the Commission passed a motion of intent to approve the amendments by a vote of 6-0, Commissioner Dick absent.

#### F. REGULAR CALENDAR

8. 88.714EC/89.377C (Gallagher)  
600-690 CHESTNUT STREET, north side between Taylor and Mason Streets, Lot 28 in Assessor's Block 51 - Request for authorization of Conditional Use for a Planned Unit Development to construct 117 condominium dwelling units on 4 stories. The proposed development, which is on a lot of 52,873 square feet in the North Beach Neighborhood Commercial District, includes 123 regular and compact and 14 tandem subterranean parking spaces and 1,500 square feet of ground floor commercial space.  
(Continued from Regular Meeting of September 7, 1989)

2:30 P.M.

9. 89.260C (Green)  
3201 - 24TH STREET, southwest corner of South Van Ness Avenue, Lot 1 in Assessor's Block 6518 - Request for authorization of Conditional Use to construct a two-story building with office space on the second floor within the 24th Street/Mission Street Neighborhood Commercial District. The proposal is to demolish the existing fast food restaurant building and to construct a two-story building containing approximately 2,609 square feet of retail area on the ground floor and approximately 2,328 square feet of second floor office area on a lot approximately 3,469 square feet in size.  
(Continued from Regular Meeting of September 14, 1989)

10. 89.343C (Green)  
3220 FULTON STREET, north side between 8th and 9th Avenues, Lot 45 in Assessor's Block 1651 - Request for authorization of Conditional Use to develop a lot in excess of 5,000 square feet in area, and to provide parking in excess of 150% of the required number within an NC-1 (Neighborhood Commercial Cluster) district. The proposal is to construct a four-story, six-unit residential building with a total of 22 parking spaces where only six are required by the Planning Code on a lot approximately 5,333 square feet in size. The project also requires consideration of a rear yard modification.
11. 88.769C (Green)  
3845 NORIEGA STREET, southeast corner of 46th Avenue, Lot 6 in Assessor's Block 2082 - Request for authorization of Conditional Use to allow the development of a lot in excess of 5,000 square feet within an NC-1 (Neighborhood Commercial Cluster) district. The proposal is to demolish the existing vacant supermarket building and to construct three separate buildings each three stories in height. The three buildings will have a total of twelve dwelling units on the upper stories and ground floor parking. One of the three buildings will contain ground floor commercial area. The area of Lot 6 is approximately 9,997 square feet. The applicant also proposes to subdivide the lot into three parcels for each of the three buildings.

---

NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.

---

12. 89.174D (Passmore)  
215-217 SHIPLEY STREET, south side between Fifth and Sixth Streets, Lot 101 in Assessor's Block 3753 - Request for Discretionary Review of Building Permit Application No. 8904255, under the Commission's policy of Discretionary Review for the South of Market area, to demolish a two-unit dwelling in an M-1 (Light Industrial) District and proposed RSD (Residential Service) District under the South of Market Zoning Controls. The applicant intends to use the property for a parking lot for an indefinite period of time. Under the proposed RSD zoning, demolition is permitted only if specifically authorized by the City Planning Commission.
- a) Consideration of Discretionary Review
  - b) Discretionary Review hearing
- (Continued from Regular Meeting of September 7, 1989)

4:00 P.M.

13. 89.166U (Berkowitz)  
2180 GREEN STREET, north side between Fillmore and Webster Streets, Lot 11 in Assessor's Block 540 - Review for exception as a project under the Tier 3 Neighborhood Conservation Interim Controls of Building Permit Application No. 8818571 for the ADDITION OF A MEZZANINE TO A THIRD STORY UNIT in an RH-3 (House, Three-Family) district.

14. 88.760VD (Berkowitz)  
126 BEAVER STREET, north side between Castro Street and Corona Heights Playground, Lot 23 in Assessor's Block 2613 - Request for Discretionary Review of Building Permit Application No. 8903812 for the ADDITION OF A STORY TO A TWO-STORY HOUSE in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of September 7, 1989)
15. 89.160D (Berkowitz)  
1520 COLE STREET, east side between Twin Peaks Boulevard and Carmel Street, Lot 19 in Assessor's Block 1293 - Request for Discretionary Review of Building Permit Application Nos. 8905122 and 8905123 for the DEMOLITION OF A SINGLE FAMILY HOUSE AND THE CONSTRUCTION OF A SINGLE FAMILY HOUSE in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

## Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.





ST  
C55  
#14  
9/28/89

NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

== NOTICE OF MEETING  
AND CALENDAR  
OF THE  
— SAN FRANCISCO  
== CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
== SEPTEMBER 28, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

SEP 25 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Dick, Elzey, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 89.059D (Berkowitz)  
1108-1110 DOLORES STREET, west side between 24th and Jersey Streets, Lot 1-B in Assessor's Block 6510 - Request for Discretionary Review of Building Permit Application No. 8900663 for the ADDITION OF A FOURTH FLOOR TO AN EXISTING TWO-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of September 21, 1989)  
(Proposed for continuation to October 19, 1989)
2. 88.513ECV (Gallagher)  
501 FULTON STREET, southwest corner of Octavia Street, Lot 1 in Assessor's Block 794 - Request for authorization of Conditional Use to construct a two-story church of 10,500 square feet on a lot of 5,250 square feet with 14 ground story parking spaces in an NC-1 (Neighborhood Commercial Cluster) district. A variance for this project is also required.  
(Continued from Regular Meeting of September 14, 1989)  
(Proposed for continuation to October 26, 1989)
3. 88.513ECV (Gallagher)  
501 FULTON STREET, southwest corner of Octavia Street, Lot 1 in Assessor's Block 794 - Request for Rear Yard Variance for a two-story church which will cover 100% of the lot where a 25% rear yard is required in an NC-1 (Neighborhood Commercial Cluster) district.  
(Continued from Regular Meeting of September 14, 1989)  
(Proposed for continuation to October 26, 1989)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORTE. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

4. 89.328D (Nixon)  
124 - 27TH AVENUE, east side between El Camino Del Mar and Lake Street, Lots 49 and 50 in Assessor's Block 1332 - Consideration of final action on Demolition and Building Permit Application Nos. 8909444 and 8909442 proposing demolition of the existing single family structure which occupies parts of both lots, then construction of a single family structure on Lot 50 in an RH-1 (House, One-Family) district with a 40-X Height and Bulk designation.  
(Public Hearing Closed and Continued from Regular Meeting of September 21, 1989)

NOTE: On September 7, 1989, the Commission passed a motion of intent to disapprove the demolition and building permit applications by a vote of 5-1, Commissioner Karasick dissenting and Commissioner Dick absent.

5. 88.374EMZ (Skiffer)  
Consideration of final action on Permanent Zoning Controls for property bounded by Golden Gate Avenue, Hyde, Larkin and McAllister Streets, including Lots 4, 10, 11, 12, 13, 14, and 15 in Assessor's Block 347, which would reclassify property from a C-3-G (Downtown General Commercial) District to an RC-4 (Residential-Commercial Combined, High Density) District, from an 80-X to an 80-T Height and Bulk District, and amend the boundaries of the North of Market Residential Special Use District to include these properties.  
(Public Hearing Closed and Continued from Regular Meeting of September 21, 1989)

NOTE: On September 14, 1989, the Commission passed a motion of intent to approve the amendments by a vote of 6-0, Commissioner Dick absent.

6. 88.374EMZ (Skiffer)  
Consideration of final action on amendments to the Civic Center Area Plan and the Downtown Area Plan of the San Francisco Master Plan to provide for affordable housing in the block bounded by Golden Gate Avenue, Hyde, Larkin and McAllister Streets, including Lots 4, 10, 11, 12, 13, 14, and 15 in Assessor's Block 347, in a C-3-G (Downtown General Commercial) District, an 80-X Height and Bulk District, an

## Item #88.374EMZ (Cont)

interim RC-4 (Residential-Commercial Combined, High Density) district, an 80-T Height and Bulk District, and the North of Market Special Use District.

(Public Hearing Closed and Continued from Regular Meeting of September 21, 1989)

NOTE: On September 14, 1989, the Commission passed a motion of intent to approve the amendments by a vote of 6-0, Commissioner Dick absent.

7. 89.169C (Miller)  
154 COLERIDGE STREET, northwest side between Fair and Virginia Avenues, Lot 22 in Assessor's Block 5615 - Consideration of final action on the request for authorization of Conditional Use for THREE DWELLING UNITS in an RH-2 (House, Two-Family) district with OFF-STREET PARKING IN EXCESS OF THE ACCESSORY AMOUNT.  
(Public Hearing Closed and Continued from Regular Meeting of September 14, 1989)  
NOTE: On September 14, 1989, the Commission passed a motion of intent to approve, subject to design revisions, by a vote of 6-0, Commissioner Dick absent.

F. REGULAR CALENDAR

8. 89.495D (Green)  
2253 UNION STREET, south side between Fillmore and Steiner Streets, Lot 29 in Assessor's Block 539 - Request for Discretionary Review of Building Permit Application No. 8817405 for the addition of approximately 10 feet to the rear of the second and third floors, and addition of a full basement level to the previously approved alteration (Application No. 8715672) of the existing three-story building in the Union Street Neighborhood Commercial District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
9. 89.422C (Gallagher)  
2956 - 24TH STREET, north side between Alabama and Harrison Streets, Lot 15 in Assessor's Block 4206 - Request for authorization of Conditional Use under Section 727.44 to establish a small self-service restaurant of approximately 938 square feet in the 24th Street/Mission Neighborhood Commercial District.
10. 89.339C (Gallagher)  
1306 - 10TH AVENUE, east side between Irving and Judah Streets, Lot 41 in Assessor's Block 1764 - Request for authorization of Conditional Use under Section 711.38 to convert a portion of a residential unit to offices in an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to convert part of the first floor garage to retail use, to convert the second story of a two-story residential use to offices, and to construct a three-story rear addition for retail use on the first floor, office use on the second floor and residential use on the third floor.

11. 83.462C (Badiner)  
731-747 POST STREET AND 640-650 GEARY STREET, south of Post Street between Leavenworth and Jones Streets, a through lot to Geary Street, Lots 19 and 23 in Assessor's Block 304 - Request for a modification to a Conditional Use authorization for a Residential project and the preservation of the Islam Temple (Alcazar Theater) in an RC-4 (Residential-Commercial Combined, High Density) district, an 80-130-T Height and Bulk District, and the North of Market Residential Special Use District. The proposal is to modify the conditions of approval relating to Energy conditions on the residential buildings and Preservation of the theater building. The project was authorized by City Planning Commission Motion No. 10033 dated July 7, 1984 and amended by City Planning Commission Motion No. 11068 dated July 9, 1987.  
(Continued from Regular Meeting of September 14, 1989)
12. 88.428C (McDonald)  
1135-1139 GREEN STREET, south side between Leavenworth and Hyde Streets, Lots 90 and 91 in Assessor's Block 125 - Request for authorization of Conditional Use to permit the construction of four new dwelling units to be added to five existing dwelling units, one of which is to be demolished, resulting in a final total of eight dwelling units on two lots having an aggregate area of 11,162.5 square feet in an RH-3 (House, Three-Family) district with a 40-X Height and Bulk designation.  
(Continued from Regular Meeting of September 7, 1989)
13. 89.432D (Nixon)  
145 SEA CLIFF AVENUE, south side between 26th and 27th Avenues, a through lot to Automobile Drive, Lot 20 in Assessor's Block 1305 - Request for Discretionary Review of Building Permit Application No. 8906627 proposing a one-story addition to the existing two-story structure in an RH-1(D) (House, One-Family, Detached Dwellings) district with a 40-X Height and Bulk designation.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

## Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
OCTOBER 5, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

OCT 2 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales and Nothenberg.

NOTE: Robert Dick has resigned from the Commission.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 86.505EW (Bash)  
MISSION BAY, generally bounded by Third, China Basin, Mariposa, 7th and Townsend Streets, all or portions of Assessor's Blocks 3795-3798, 3804-3806, 3809-3810, 3813, 3819, 3822, 3832, 3835, 3837-3842, 3849-3853, 3880, 3940-3944, 3948, and 9900 - Request for consideration and preparation of a Development Agreement for a proposed project of 8,000 housing units; 4.8 million SF office; 900,000 SF Service/Light Industrial/Research and Development/Office (SLIRDO); 125,000 SF community facilities; 720,000 SF retail; 500-room hotel; and about 67 acres of publicly-accessible open space and parks.  
(Continued from Regular Meeting of September 7, 1989)  
(Proposed for continuation to October 26, 1989)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration of Resolution of Recognition and Appreciation for Robert Dick, member of the City Planning Commission.

D. DIRECTOR'S REPORT

3. (Rumpf/Ghosh)  
OFFICE AFFORDABLE HOUSING PRODUCTION PROGRAM - Consideration of amendment to Resolution No. 11727, which amended the City Planning Code section on the Office Affordable Housing Production Program, to include findings of consistency with Section 101.1 of the City Planning Code (Proposition M).
4. 84.391AH (Marsh)  
600 STOCKTON STREET, east side between Pine and California Streets, Lot 12 in Assessor's Block 257 - Informational presentation on the final design details relating to the project approved by the Landmarks Preservation Advisory Board Resolution No. 414-A and City Planning Commission Motion No. 11449.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

5. 88.180D (Berkowitz)  
333-339 UPPER TERRACE, south side between Clifford Terrace and Monument Way, Lots 41 and 42 in Assessor's Block 2628 - Consideration of final action on Building Permit Application Nos. 8818142 and 8815970 for the CONSTRUCTION OF TWO, FOUR-STORY TWO-FAMILY HOUSES in an RH-2 (House, Two-Family) district.  
(Public Hearing Closed and Continued from Regular Meeting of September 21, 1989)  
NOTE: On July 27, 1989, the Commission passed a motion of intent to approve the applications with conditions by a vote of 4-3, Commissioners Bierman, Engmann and Morales dissenting.
6. 88.428C (McDonald)  
1135-1139 GREEN STREET, south side between Leavenworth and Hyde Streets, Lots 90 and 91 in Assessor's Block 125 - Request for authorization of Conditional Use to permit the construction of four new dwelling units to be added to five existing dwelling units, one of which is to be demolished, resulting in a final total of eight dwelling units on two lots having an aggregate area of 11,162.5 square feet in an RH-3 (House, Three-Family) district with a 40-X Height and Bulk designation.  
(Public Hearing Closed and Continued from Regular Meeting of September 28, 1989)  
NOTE: On September 28, 1989, the Commission passed a motion of intent to disapprove the application by a vote of 5-0, Commissioner Morales absent.

F. REGULAR CALENDAR

7. 89.346C (Chiong)  
3192 - 16TH STREET, north side between Albion and Guerrero Streets, Lot 26 in Assessor's Block 3555 - Request for authorization of Conditional Use to add a POOL TABLE and LIVE PIANO MUSIC defined by Section 790.38 of the City Planning Code as "OTHER ENTERTAINMENT"



## Item #89.346C (Cont)

within an existing bar in the Valencia Street Neighborhood Commercial District. The proposal is to add one pool table and live entertainment to an existing bar in approximately 1,200 square feet of floor area and seating for up to 49 persons.

(Continued from Regular Meeting of September 14, 1989)

8. 89.422C (Gallagher)  
2956 - 24TH STREET, north side between Alabama and Harrison Streets, Lot 15 in Assessor's Block 4206 - Request for authorization of Conditional Use under Section 727.44 to establish a small self-service restaurant of approximately 938 square feet in the 24th Street/Mission Neighborhood Commercial District.  
(Continued from Regular Meeting of September 28, 1989)
9. 83.462C (Badiner)  
731-747 POST STREET AND 640-650 GEARY STREET, south of Post Street between Leavenworth and Jones Streets, a through lot to Geary Street, Lots 19 and 23 in Assessor's Block 304 - Request for a modification to a Conditional Use authorization for a Residential project and the preservation of the Islam Temple (Alcazar Theater) in an RC-4 (Residential-Commercial Combined, High Density) district, an 80-130-T Height and Bulk District, and the North of Market Residential Special Use District. The proposal is to modify the conditions of approval relating to Energy conditions on the residential buildings and Preservation of the theater building. The project was authorized by City Planning Commission Motion No. 10033 dated July 7, 1984 and amended by City Planning Commission Motion No. 11068 dated July 9, 1987.  
(Continued from Regular Meeting of September 28, 1989)
10. 89.366D (Hood)  
1957 - 15TH STREET, southwest corner of Landers Street, Lot 55-B in Assessor's Block 3557 - Request for Discretionary Review of Building Permit Application No. 8905461 to merge five dwelling units into four dwelling units.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing
11. 89.252D (Hood)  
2417-2419 LARKIN STREET, east side between Greenwich and Filbert Streets, Lot 7 in Assessor's Block 524 - Request for Discretionary Review of Building Permit Application No. 8904162 to merge five legal dwelling units into four dwelling units.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing

---

NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.

---



4:00 P.M.

12. 89.495D (Green)  
2253 UNION STREET, south side between Fillmore and Steiner Streets, Lot 29 in Assessor's Block 539 - Request for Discretionary Review of Building Permit Application No. 8817405 for the addition of approximately 10 feet to the rear of the second and third floors, and addition of a full basement level to the previously approved alteration (Application No. 8715672) of the existing three-story building in the Union Street Neighborhood Commercial District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of September 28, 1989)
13. 89.174D (Passmore)  
215-217 SHIPLEY STREET, south side between Fifth and Sixth Streets, Lot 101 in Assessor's Block 3753 - Request for Discretionary Review of Building Permit Application No. 8904255, under the Commission's policy of Discretionary Review for the South of Market area, to demolish a two-unit dwelling in an M-1 (Light Industrial) District and proposed RSD (Residential Service) District under the South of Market Zoning Controls. The applicant intends to use the property for a parking lot for an indefinite period of time. Under the proposed RSD zoning, demolition is permitted only if specifically authorized by the City Planning Commission.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of September 21, 1989)
14. 89.161D (Nixon)  
4518 - 25TH STREET, north side between Homestead Street and Hoffman Avenue, Lot 14-B in Assessor's Block 6503 - Request for Discretionary Review of Building Permit Application No. 8904531 proposing the construction of a second story rear deck on the single family structure in an RH-2 (House, Two-Family) district with a 40-X Height and Bulk designation.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
15. 89.173D (Nixon)  
588 MIRAMAR AVENUE, east side between Wildwood Way and Eastwood Drive, Lot 27 in Assessor's Block 3176 - Request for Discretionary Review of Building Permit Application No. 8818500 proposing a one-story addition to the existing one story over garage/basement single family structure in an RH-1(D) (House, One-Family, Detached Dwelling) district with a 40-X Height and Bulk designation.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

16. 89.194D (Nixon)  
111 TERRACE DRIVE, north side between Santa Clara and Santa Paula  
Avenues, Lot 62 in Assessor's Block 3076 - Request for Discretionary  
Review of Building Permit Application No. 8818684 proposing the  
construction of a three-story single family structure on the existing  
vacant lot in an RH-1(D) (House, One-Family, Detached Dwellings)  
district with a 40-X Height and Bulk designation.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

6:00 P.M.

17. 89.362L (Marsh)  
9, 25, AND 45 SCENIC WAY, 60 - 26TH AVENUE, AND 79 - 25TH AVENUE,  
Lots 1, 2, 13, 14, and 15 in Assessor's Block 1304 - Acting on the  
recommendation of the Landmarks Preservation Advisory Board to  
consider designation of the Willis Polk/Florence M. and John W.  
Procter Sea Cliff Historic District as a new Historic District,  
pursuant to Article 10 of the City Planning Code.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and  
reclassifications may be appealed to the Board of Supervisors within 30  
days. Call (415) 554-5184 for information. Commission actions after  
Discretionary Review may be appealed to the Board of Permit Appeals within  
15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for  
information. Zoning Administrator action on a Variance application may be  
appealed to the Board of Permit Appeals within 10 days of the issuance of  
the written decision.

NOTE: For information related to any of the above matters, please call  
Lori Yamauchi, Administrative Secretary, City Planning Commission, at  
(415) 558-6414.

SPECIAL JOINT MEETING

OF THE  
SAN FRANCISCO  
RECREATION AND PARK COMMISSION  
AND

CITY PLANNING COMMISSION  
TUESDAY

OCTOBER 10, 1989

COMMISSION ROOM, MAIN PUBLIC LIBRARY, THIRD FLOOR  
3:00 P.M.

ROLL CALL: City Planning Commissioners Bierman, Elzey, Engmann, Hu, Morales  
and Nothenberg.

Recreation and Park Commissioners Eickman, Guggenhime, Harris,  
McAteer, Mori, O'Connor and Ruiz.

3:00 P.M.

A. SPECIAL CALENDAR

(Ghosh)

Public hearing on the proposal to acquire property generally bounded by  
The Embarcadero, Howard Street, Steuart Street and Harrison Street as the  
Rincon Point park, using monies in the Downtown Park Fund, as established  
under Section 139 of the City Planning Code.

B. PUBLIC COMMENT

Adjournment.

CPC 438

DF  
655  
14  
12/89

NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
THURSDAY  
OCTOBER 12, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

OCT 11 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

EXECUTIVE SESSION

The purpose of the Executive Session is to confer with Legal Counsel regarding potential legal implications of proceedings on 731-747 Post Street/640-650 Geary Street (Islam Temple/Alcazar Theater) -- Case No. 83.462C.

NOTE: The Executive Session is closed to the public.

-----

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
OCTOBER 12, 1989  
ROOM 282, CITY HALL  
2:00 P.M.

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales and Nothenberg.

2:00 P.M.

A. ITEMS TO BE CONTINUED

1. 89.166U (Berkowitz)  
2180 GREEN STREET, north side between Fillmore and Webster Streets, Lot 11 in Assessor's Block 540 - Review for exception as a project under the Tier 3 Neighborhood Conservation Interim Controls of Building Permit Application No. 8818571 for the ADDITION OF A

## Item #89.166U (Cont)

MEZZANINE TO A THIRD STORY UNIT in an RH-3 (House, Three-Family) district.

(Continued from Regular Meeting of September 21, 1989)

(Proposed for continuation to October 19, 1989)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORTE. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

## 2. 88.374EMZ (Skiffer)

Consideration of final action on amendments to the Civic Center Area Plan and the Downtown Area Plan of the San Francisco Master Plan to provide for affordable housing in the block bounded by Golden Gate Avenue, Hyde, Larkin and McAllister Streets, including Lots 4, 10, 11, 12, 13, 14, and 15 in Assessor's Block 347, in a C-3-G (Downtown General Commercial) District, an 80-X Height and Bulk District, an interim RC-4 (Residential-Commercial Combined, High Density) District, an 80-T Height and Bulk District, and the North of Market Special Use District.

(Public Hearing Closed and Continued from Regular Meeting of September 28, 1989)

NOTE: On September 14, 1989, the Commission passed a motion of intent to approve the amendments by a vote of 6-0, Commissioner Dick absent.

## 3. 88.374EMZ (Skiffer)

Consideration of final action on Permanent Zoning Controls for property bounded by Golden Gate Avenue, Hyde, Larkin and McAllister Streets, including Lots 4, 10, 11, 12, 13, 14, and 15 in Assessor's Block 347, which would reclassify property from a C-3-G (Downtown General Commercial) District to an RC-4 (Residential-Commercial Combined, High Density) District, from an 80-X to an 80-T Height and Bulk District, and amend the boundaries of the North of Market Residential Special Use District to include these properties.

(Public Hearing Closed and Continued from Regular Meeting of September 28, 1989)

NOTE: On September 14, 1989, the Commission passed a motion of intent to approve the amendments by a vote of 6-0, Commissioner Dick absent.

4. 89.366D (Hood)  
1957 - 15TH STREET, southwest corner of Landers Street, Lot 55-B in Assessor's Block 3557 - Consideration of final action on Building Permit Application No. 8905461 to merge five dwelling units into four dwelling units.  
(Public Hearing Closed and Continued from Regular Meeting of October 5, 1989)  
NOTE: On October 5, 1989, the Commission passed a motion of intent to disapprove the application by a vote of 5-0, Commissioner Morales absent.
5. 89.169C (Miller)  
154 COLERIDGE STREET, northwest side between Fair and Virginia Avenues, Lot 22 in Assessor's Block 5615 - Consideration of final action on the request for authorization of Conditional Use for THREE DWELLING UNITS in an RH-2 (House, Two-Family) district with OFF-STREET PARKING IN EXCESS OF THE ACCESSORY AMOUNT.  
(Public Hearing Closed and Continued from Regular Meeting of September 28, 1989)  
NOTE: On September 14, 1989, the Commission passed a motion of intent to approve, subject to design revisions, by a vote of 6-0, Commissioner Dick absent.

#### F. REGULAR CALENDAR

6. 83.462C (Badiner)  
731-747 POST STREET AND 640-650 GEARY STREET, south of Post Street between Leavenworth and Jones Streets, a through lot to Geary Street, Lots 19 and 23 in Assessor's Block 304 - Request for a modification to a Conditional Use authorization for a Residential project and the preservation of the Islam Temple (Alcazar Theater) in an RC-4 (Residential-Commercial Combined, High Density) district, an 80-130-T Height and Bulk District, and the North of Market Residential Special Use District. The proposal is to modify the conditions of approval relating to Energy conditions on the residential buildings and Preservation of the theater building. The project was authorized by City Planning Commission Motion No. 10033 dated July 7, 1984 and amended by City Planning Commission Motion No. 11068 dated July 9, 1987.  
(Continued from Regular Meeting of October 5, 1989)
7. 89.339C (Gallagher)  
1306 - 10TH AVENUE, east side between Irving and Judah Streets, Lot 41 in Assessor's Block 1764 - Request for authorization of Conditional Use under Section 711.38 to convert a portion of a residential unit to offices in an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to convert part of the first floor garage to retail use, to convert the second story of a two-story residential use to offices, and to construct a three-story rear addition for retail use on the first floor, office use on the second floor and residential use on the third floor.  
(Continued from Regular Meeting of September 28, 1989)

8. 89.119EC (McDonald)  
550 SOUTH VAN NESS AVENUE, west side between 16th and 17th Streets,  
Lot 3 in Assessor's Block 3570 - Request for authorization of  
Conditional Use to permit the construction of a 36-unit building on a  
lot having 13,131 square feet of area in a C-M (Heavy Commercial)  
District with a 50-X Height and Bulk designation.  
(Continued from Regular Meeting of September 7, 1989)

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.  
-----

4:00 P.M.

9. 89.495D (Green)  
2253 UNION STREET, south side between Fillmore and Steiner Streets,  
Lot 29 in Assessor's Block 539 - Request for Discretionary Review of  
Building Permit Application No. 8817405 for the addition of  
approximately 10 feet to the rear of the second and third floors, and  
addition of a full basement level to the previously approved  
alteration (Application No. 8715672) of the existing three-story  
building in the Union Street Neighborhood Commercial District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of October 5, 1989)
10. 89.425C (Green)  
3583 - 16TH STREET, south side between Noe and Pond Streets, Lot 92  
in Assessor's Block 3564 - Request for authorization of Conditional  
Use to establish a new FULL SERVICE RESTAURANT as defined by Section  
790.92 of the City Planning Code, and to allow live entertainment as  
defined by Section 790.38 within the Upper Market Street Neighborhood  
Commercial District. The proposal is to install a full service  
restaurant with seating for up to 68 persons on the ground floor, and  
to provide live entertainment within the existing building  
approximately 1,400 square feet in size.
11. 89.409C (Green)  
2408 CALIFORNIA STREET, north side between Fillmore and Steiner  
Streets, Lot 5 in Assessor's Block 635 - Request for authorization of  
Conditional Use to expand an existing FULL SERVICE RESTAURANT within  
the Upper Fillmore Street Neighborhood Commercial District. The  
proposal is to expand the floor area of the existing restaurant from  
approximately 3,000 square feet to approximately 3,420 square feet  
and to increase seating from 24 to 40.
12. 89.067VU (Wilson)  
786 - 37TH AVENUE, east side between Cabrillo and Balboa Streets, Lot  
11-M in Assessor's Block 1608 - Review for exception as a project  
under the Tier 3 Neighborhood Conservation Interim Controls of  
Building Permit Application No. 8814145 for the construction of a  
rear yard addition to a single family dwelling in an RH-2 (House,  
Two-Family) district.



13. 89.203VU (Wilson)  
374 DOUGLASS STREET, west side between Seward and Corwin Streets, Lot 3 in Assessor's Block 2714 - Review for exception as a project under the Tier 3 Neighborhood Conservation Interim Controls of Building Permit Application No. 8914215 for the construction of a rear yard addition to a single family house in an RH-2 (House, Two-Family) district.
14. 89.174D (Passmore)  
215-217 SHIPLEY STREET, south side between Fifth and Sixth Streets, Lot 101 in Assessor's Block 3753 - Request for Discretionary Review of Building Permit Application No. 8904255, under the Commission's policy of Discretionary Review for the South of Market area, to demolish a two-unit dwelling in an M-1 (Light Industrial) District and proposed RSD (Residential Service) District under the South of Market Zoning Controls. The applicant intends to use the property for a parking lot for an indefinite period of time. Under the proposed RSD zoning, demolition is permitted only if specifically authorized by the City Planning Commission.
- a) Consideration of Discretionary Review
  - b) Discretionary Review hearing
- (Continued from Regular Meeting of October 5, 1989)

#### Adjournment.

NOTE: At the October 19, 1989 Regular Meeting, the Commission will be considering the revised Residential Design Guidelines for adoption. They will receive public testimony. Copies of the revised Residential Design Guidelines are available at the Department of City Planning, 450 McAllister Street, 5th Floor Zoning Information Counter.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.



NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
OCTOBER 19, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

OCT 17 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 89.343C (Green)  
3220 FULTON STREET, north side between 8th and 9th Avenues, Lot 45 in Assessor's Block 1651 - Request for authorization of Conditional Use to develop a lot in excess of 5,000 square feet in area, and to provide parking in excess of 150% of the required number within an NC-1 (Neighborhood Commercial Cluster) district. The proposal is to construct a four-story, six-unit residential building with a total of 22 parking spaces where only six are required by the Planning Code on a lot approximately 5,333 square feet in size. The project also requires consideration of a rear yard modification.  
(Continued from Regular Meeting of September 21, 1989)  
(Proposed for continuation to November 2, 1989)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

2. 89.323ET (Rumpf)  
Consideration of Resolution of Intent to initiate amendments to Section 313 of the City Planning Code, Office Affordable Housing Production Program (OAHPP), and schedule a public hearing for

## Item #89.323ET (Cont)

consideration of these amendments on November 9, 1989. For further information about the proposed amendments, please call Bill Rumpf at 558-2881.

3. (Arce)  
Consideration of proposed revised Residential Design Guidelines to be used by the Department of City Planning in the review of residential projects in height districts of 40 feet or less. Public testimony will be received.

(Continued from Regular Meeting of September 7, 1989)

4. 84.199BX (Blazej)  
524 HOWARD STREET, north side of Howard Street between First and Second Streets, Lot 13 in Assessor's Block 3721 - Informational presentation of minor design modifications to the Project as required by City Planning Commission Motion No. 11682. The Project was authorized by City Planning Commission Motion Nos. 11682 and 11683 on June 15, 1989 and contains 199,965 square feet of office space. No Commission action is required.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

5. 89.495D (Green)  
2253 UNION STREET, south side between Fillmore and Steiner Streets, Lot 29 in Assessor's Block 539 - Consideration of final action on Building Permit Application No. 8817405 for the addition of approximately 10 feet to the rear of the second and third floors, and addition of a full basement level to the previously approved alteration (Application No. 8715672) of the existing three-story building in the Union Street Neighborhood Commercial District.  
(Public Hearing Closed and Continued from Regular Meeting of October 12, 1989)

NOTE: On October 12, 1989, the Commission passed a motion of intent to approve the application with conditions, excepting the rear addition and restricting the hours of construction, by a vote of 4-2, Commissioners Boldridge and Karasick dissenting.

F. REGULAR CALENDAR

6. 89.177D (Berkowitz)  
152 ELSIE STREET, west side between Virginia and Esmeralda Avenues, Lot 20 in Assessor's Block 5618 - Request for Discretionary Review of Building Permit Application No. 8814133 for the CONSTRUCTION OF A TWO-STORY SINGLE FAMILY DWELLING in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

7. 89.248D (Berkowitz)  
125 EDGEWOOD AVENUE, west side between Farnsworth Lane and Mt. Sutro,  
Lot 41 in Assessor's Block 2641 - Request for Discretionary Review of  
Building Permit Application No. 8902207 for the CONSTRUCTION OF A  
THREE-STORY SINGLE FAMILY DWELLING in an RH-1(D) (House, One-Family,  
Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
8. 89.249D (Berkowitz)  
292 JUANITA WAY, northwest side between Rex and Marne Avenues, Lot 20  
in Assessor's Block 2982 - Request for Discretionary Review of  
Building Permit Application No. 8905143 for a THIRD STORY ADDITION TO  
A SINGLE FAMILY HOUSE in an RH-1(D) (House, One-Family, Detached  
Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
9. 89.421C (Berkowitz)  
899-901 KANSAS STREET, east side between 20th and 22nd Streets,  
Lot 72 in Assessor's Block 4094 - Request for authorization of  
Conditional Use for a lot split in an RH-2 (House, Two-Family)  
district.

## Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and  
reclassifications may be appealed to the Board of Supervisors within 30  
days. Call (415) 554-5184 for information. Commission actions after  
Discretionary Review may be appealed to the Board of Permit Appeals within  
15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for  
information. Zoning Administrator action on a Variance application may be  
appealed to the Board of Permit Appeals within 10 days of the issuance of  
the written decision.

NOTE: For information related to any of the above matters, please call  
Lori Yamauchi, Administrative Secretary, City Planning Commission, at  
(415) 558-6414.



ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
THURSDAY  
OCTOBER 19, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

OCT 17 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

F. REGULAR CALENDAR

- 5a. 89.166U (Berkowitz)  
2180 GREEN STREET, north side between Fillmore and Webster Streets,  
Lot 11 in Assessor's Block 540 - Review for exception as a project  
under the Tier 3 Neighborhood Conservation Interim Controls of  
Building Permit Application No. 8818571 for the ADDITION OF A  
MEZZANINE TO A THIRD STORY UNIT in an RH-3 (House, Three-Family)  
district.  
(Continued from Regular Meeting of October 12, 1989)

CPC 443





NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
OCTOBER 26, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

NOV 13 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 89.343C (Green)  
3220 FULTON STREET, north side between 8th and 9th Avenues, Lot 45 in Assessor's Block 1651 - Request for authorization of Conditional Use to develop a lot in excess of 5,000 square feet in area, and to provide parking in excess of 150% of the required number within an NC-1 (Neighborhood Commercial Cluster) district. The proposal is to construct a four-story, six-unit residential building with a total of 22 parking spaces where only six are required by the Planning Code on a lot approximately 5,333 square feet in size. The project also requires consideration of a rear yard modification.  
(Continued from Regular Meeting of October 19, 1989)  
(Proposed for continuation to November 2, 1989)
2. 89.177D (Berkowitz)  
152 ELSIE STREET, west side between Virginia and Esmeralda Avenues, Lot 20 in Assessor's Block 5618 - Request for Discretionary Review of Building Permit Application No. 8814133 for the CONSTRUCTION OF A TWO-STORY SINGLE FAMILY DWELLING in an RH-1 (House, One-Family) district.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing  
(Continued from Regular Meeting of October 19, 1989)  
(Proposed for continuation to November 2, 1989)
3. 88.513ECV (Gallagher)  
501 FULTON STREET, southwest corner of Octavia Street, Lot 1 in Assessor's Block 794 - Request for Rear Yard Variance for a two-story church which will cover 100% of the lot where a 25% rear yard is required in an NC-1 (Neighborhood Commercial Cluster) district.  
(Continued from Regular Meeting of September 28, 1989)  
(Proposed for continuation to November 30, 1989)

4. 88.513ECV (Gallagher)  
501 FULTON STREET, southwest corner of Octavia Street, Lot 1 in Assessor's Block 794 - Request for authorization of Conditional Use to construct a two-story church of 10,500 square feet on a lot of 5,250 square feet with 14 ground story parking spaces in an NC-1 (Neighborhood Commercial Cluster) district. A variance for this project is also required.  
(Continued from Regular Meeting of September 28, 1989)  
(Proposed for continuation to November 30, 1989)
5. 89.472C (Gallagher)  
1227 TARAVAL STREET, south side between 22nd and 23rd Avenues, Lot 37 in Assessor's Block 2403 - Request for authorization of Conditional Use under Section 781.1 to establish a full service restaurant in the Taraval Street restaurant and fast food subdistrict of an NC-2 (Small-Scale Neighborhood Commercial) district.  
(Proposed for continuation to November 30, 1989)
6. 86.505EW (Bash)  
MISSION BAY, generally bounded by Third, China Basin, Mariposa, 7th and Townsend Streets, all or portions of Assessor's Blocks 3795-3798, 3804-3806, 3809-3810, 3813, 3819, 3822, 3832, 3835, 3837-3842, 3849-3853, 3880, 3940-3944, 3948, and 9900 - Request for consideration and preparation of a Development Agreement for a proposed project of 8,000 housing units; 4.8 million SF office; 900,000 SF Service/Light Industrial/Research and Development/Office (SLIRDO); 125,000 SF community facilities; 720,000 SF retail; 500-room hotel; and about 67 acres of publicly-accessible open space and parks.  
(Continued from Regular Meeting of October 5, 1989)  
(Proposed for continuation to November 16, 1989)
7. 88.790C (Gallagher)  
1480 ALABAMA STREET, northwest corner of Army Street, Lot 10 in Assessor's Block 4338 - Request for authorization of Conditional Use under Section 303(e) to remove Condition of Approval No. 1 from Resolution No. 9067, which restricts the transfer of ownership of an existing bar in an RH-2 (House, Two-Family) district.  
(Continued from Regular Meeting of August 24, 1989)  
(Proposed for continuation to January 11, 1990)
8. 89.248D (Berkowitz)  
125 EDGEWOOD AVENUE, west side between Farnsworth Lane and Mt. Sutro, Lot 41 in Assessor's Block 2641 - Request for Discretionary Review of Building Permit Application No. 8902207 for the CONSTRUCTION OF A THREE-STORY SINGLE FAMILY DWELLING in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of October 19, 1989)  
(Proposed for indefinite continuation)

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

**C. COMMISSIONERS' QUESTIONS AND MATTERS****D. DIRECTOR'S REPORT**

9. 89.323ET (Rumpf)  
Consideration of Resolution of Intent to initiate amendments to Section 313 of the City Planning Code, Office Affordable Housing Production Program (OAHPP), and schedule a public hearing for consideration of these amendments on November 9, 1989. For further information about the proposed amendments, please call Bill Rumpf at 558-2881.

(Continued from Regular Meeting of October 19, 1989)

10. 88.354EZT (Montana)  
SOUTH OF MARKET PLAN AND ZONING CONTROLS, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of a Resolution of INTENT TO INITIATE Master Plan amendments and text and zoning map amendments to the City Planning Code, reclassifying property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1, and M-2 zoning to either Residential Enclave (RED), South Park (SPD), Residential/Service (RSD), Service/Light Industrial/Residential (SLR), Service/Light Industrial (SLI), Service/Secondary Office (SSO), Extended Preservation District, Special General Advertising Sign District, Hall of Justice Legal Services District or South of Market Base Districts, and reclassifying Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 105-K, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M, and 180-S to either 40-X, 50-X, 65-X, 80-K, 85-X, 40-X/85-B, 130-E or OS. The proposed Master Plan amendments are contained in a document entitled "South of Market Plan -- Proposal for Adoption", October 1989. The proposed controls are contained in a document entitled "South of Market Zoning Controls -- Proposal for Adoption", October 1989.

11. 84.199BX (Blazej)  
524 HOWARD STREET, north side of Howard Street between First and Second Streets, Lot 13 in Assessor's Block 3721 - Informational presentation of minor design modifications to the Project as required by City Planning Commission Motion No. 11682. The project was authorized by City Planning Commission Motion Nos. 11682 and 11683 on June 15, 1989 and contains 199,965 square feet of office space. No Commission action is required.  
(Continued from Regular Meeting of October 19, 1989)

12. (Arce)  
Consideration of proposed revised Residential Design Guidelines to be used by the Department of City Planning in the review of residential projects in height districts of 40 feet or less. Public testimony will be received.  
(Continued from Regular Meeting of October 19, 1989)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

13. 89.495D (Green)  
2253 UNION STREET, south side between Fillmore and Steiner Streets, Lot 29 in Assessor's Block 539 - Consideration of final action on Building Permit Application No. 8817405 for the addition of approximately 10 feet to the rear of the second and third floors, and addition of a full basement level to the previously approved alteration (Application No. 8715672) of the existing three-story building in the Union Street Neighborhood Commercial District.  
(Public Hearing Closed and Continued from Regular Meeting of October 19, 1989)  
NOTE: On October 12, 1989, the Commission passed a motion of intent to approve the application with conditions, excepting the rear addition and restricting the hours of construction, by a vote of 4-2, Commissioners Boldridge and Karasick dissenting.

F. REGULAR CALENDAR

14. 88.354E2T (McCormick)  
SOUTH OF MARKET PLAN AND ZONING CONTROLS, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Certification of the Final Environmental Impact Report for text and map amendments to the City's Master Plan as well as text and zoning map amendments to the City Planning Code.
15. 89.252D (Hood)  
2417-2419 LARKIN STREET, east side between Greenwich and Filbert Streets, Lot 7 in Assessor's Block 524 - Request for Discretionary Review of Building Permit Application No. 8904162 to merge five legal dwelling units into four dwelling units.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of October 5, 1989)

3:00 P.M.

16. 83.462C (Badiner)  
731-747 POST STREET AND 640-650 GEARY STREET, south of Post Street between Leavenworth and Jones Streets, a through lot to Geary Street, Lots 19 and 23 in Assessor's Block 304 - Request for a modification to a Conditional Use authorization for a Residential project and the preservation of the Islam Temple (Alcazar Theater) in an RC-4

## Item #83.462C (Cont)

(Residential-Commercial Combined, High Density) district, an 80-130-T Height and Bulk District, and the North of Market Residential Special Use District. The proposal is to modify the conditions of approval relating to Energy conditions on the residential buildings and Preservation of the theater building. The project was authorized by City Planning Commission Motion No. 10033 dated July 7, 1984 and amended by City Planning Commission Motion No. 11068 dated July 9, 1987.

(Continued from Regular Meeting of October 12, 1989)

-----  
**NOTE:** The Commission will take a 15-minute recess at approximately 3:30 p.m.  
-----

17. 89.458C (Gallagher)  
2 RICHARDSON AVENUE, northwest corner of Broderick Street, Lot 19 in Assessor's Block 934 - Request for authorization of Conditional Use under Section 178 to permit the conversion of a former auto service station to automobile repair in an NC-3 (Moderate-Scale Neighborhood Commercial) district.
18. 89.447C (Gallagher)  
118 SAGAMORE STREET, north side between Plymouth and Capitol Avenues, Lot 9 in Assessor's Block 7138 - Request for authorization of Conditional Use under Section 710.44 to permit the installation of a deli (defined as a small self service restaurant) within a retail grocery in an NC-1 (Neighborhood Commercial Cluster) district.
19. 89.166U (Berkowitz)  
2180 GREEN STREET, north side between Fillmore and Webster Streets, Lot 11 in Assessor's Block 540 - Review for exception as a project under the Tier 3 Neighborhood Conservation Interim Controls of Building Permit Application No. 8818571 for the ADDITION OF A MEZZANINE TO A THIRD STORY UNIT in an RH-3 (House, Three-Family) district.  
(Continued from Regular Meeting of October 19, 1989)

4:00 P.M.

20. 89.249D (Berkowitz)  
292 JUANITA WAY, northwest side between Rex and Marne Avenues, Lot 20 in Assessor's Block 2982 - Request for Discretionary Review of Building Permit Application No. 8905143 for a THIRD STORY ADDITION TO A SINGLE FAMILY HOUSE in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of October 19, 1989)



21. 89.421C (Berkowitz)  
899-901 KANSAS STREET, east side between 20th and 22nd Streets,  
Lot 72 in Assessor's Block 4094 - Request for authorization of  
Conditional Use for a lot split in an RH-2 (House, Two-Family)  
district.  
(Continued from Regular Meeting of October 19, 1989)
22. 89.425C (Green)  
3583 - 16TH STREET, south side between Noe and Pond Streets, Lot 92  
in Assessor's Block 3564 - Request for authorization of Conditional  
Use to establish a new FULL SERVICE RESTAURANT as defined by Section  
790.92 of the City Planning Code, and to allow live entertainment as  
defined by Section 790.38 within the Upper Market Street Neighborhood  
Commercial District. The proposal is to install a full service  
restaurant with seating for up to 68 persons on the ground floor, and  
to provide live entertainment within the existing building  
approximately 1,400 square feet in size.  
(Continued from Regular Meeting of October 12, 1989)
23. 85.057ECC (Green)  
1150 VICENTE STREET, northwest side between 22nd and 23rd Avenues,  
Lot 21 in Assessor's Block 2423 - Request for authorization of  
Conditional Use to modify a previous condition of approval as  
contained in City Planning Commission Motion No. 10923 authorizing  
the construction of a church within an NC-1 (Neighborhood Commercial  
Cluster) district. The proposal is to modify a condition to allow  
the installation of an exterior wall sign identifying the church  
whereas the original conditions prohibited it.
24. 89.389C (Green)  
1201-1299 OCEAN AVENUE, southeast corner of Plymouth Avenue, Lots 49  
and 54 in Assessor's Block 6943 - Request for authorization of  
Conditional Use to intensify the use of an existing large fast food  
restaurant within an NC-2 (Small-Scale Neighborhood Commercial)  
district. The proposal is to alter the existing restaurant by adding  
approximately 240 square feet (for cashier and drive-through booth)  
and approximately 46 outdoor seats within a new outdoor terrace, and  
to add a drive-through window facility by Section 781.3 of the City  
Planning Code. The restaurant, as proposed, will be approximately  
3,232 square feet in size.

Adjournment.

NOTE: For information on appeals of Commission actions on any of the  
above matters, please call Lori Yamauchi, Administrative Secretary, City  
Planning Commission, at (415) 558-6414.



55  
4  
2/89

NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
NOVEMBER 2, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

NOV 13 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 89.288CV (Miller)  
601 STEINER STREET, northwest corner of Fell Street, Lots 4, 5, and 8 in Assessor's Block 823 - Request for authorization of Conditional Use for an increase from 45 to 52 residents in a GROUP HOUSING FACILITY in an RM-1 (Mixed Residential, Low Density) district (Lots 5 and 8) and an RH-3 (House, Three-Family) district (Lot 4).  
(Proposed for continuation to November 9, 1989)
2. 89.288CV (Miller)  
601 STEINER STREET, west side between Fell and Hayes Streets, Lot 4 in Assessor's Block 823 - Request for variance of the rear yard requirement to permit MINOR MODIFICATION (new exit stairway) TO A NON-COMPLYING STRUCTURE which is part of the Henry Ohlhoff House complex in an RH-3 (House, Three-Family) district.  
(Proposed for continuation to November 9, 1989)
3. 89.059D (Berkowitz)  
1108-1110 DOLORES STREET, west side between 24th and Jersey Streets, Lot T-B in Assessor's Block 6510 - Request for Discretionary Review of Building Permit Application No. 8900663 for the ADDITION OF A FOURTH FLOOR TO AN EXISTING TWO-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of September 28, 1989)  
(Proposed for continuation to November 30, 1989)
4. 89.343C (Green)  
3220 FULTON STREET, north side between 8th and 9th Avenues, Lot 45 in Assessor's Block 1651 - Request for authorization of Conditional Use to develop a lot in excess of 5,000 square feet in area, and to

## Item #89.343C (Cont)

provide parking in excess of 150% of the required number within an NC-1 (Neighborhood Commercial Cluster) district. The proposal is to construct a four-story, six-unit residential building with a total of 22 parking spaces where only six are required by the Planning Code on a lot approximately 5,333 square feet in size. The project also requires consideration of a rear yard modification.

(Continued from Regular Meeting of October 26, 1989)

(Proposed for continuation to November 30, 1989)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

5. (Skiffer)  
Consideration of an amendment to Part II, Chapter XII, of the San Francisco Municipal Code (Subdivision Code) to extend the annual limit on condominium conversion subdivisions and to exempt stock cooperatives from the annual limit under certain conditions.
6. Status Report on the Department of City Planning activities on earthquake-related matters. The Commission may consider legislation proposed by the Department or the Board of Supervisors dealing with earthquake matters. Emergency legislation may be directed to the Commission from the Board of Supervisors for their input and advice. Public comment will be received.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

7. (Arce)  
Consideration of final action on the proposed revised Residential Design Guidelines to be used by the Department of City Planning in the review of residential projects in height districts of 40 feet or less. Public testimony will be received.  
(Public Hearing Closed and Continued from Regular Meeting of October 26, 1989)  
NOTE: On October 26, 1989, the Commission passed a motion of intent to approve the guidelines by a vote of 5-1, Commissioner Karasick dissenting.

F. REGULAR CALENDAR

8. 89.362L (Marsh)  
9, 25, AND 45 SCENIC WAY, 60 - 26TH AVENUE, AND 79 - 25TH AVENUE,  
Lots 1, 2, 13, 14, and 15 in Assessor's Block 1304 - Acting on the  
recommendation of the Landmarks Preservation Advisory Board to  
consider designation of the Willis Polk/Florence M. and John W.  
Procter Sea Cliff Historic District as a new Historic District,  
pursuant to Article 10 of the City Planning Code.  
(Continued from Regular Meeting of October 5, 1989)
9. 89.540C (Green)  
1402 GRANT AVENUE, northeast side of Green Street, Lot 19 in  
Assessor's Block 115 - Request for authorization of Conditional Use  
to modify a previous conditional approval as set forth in City  
Planning Commission Motion No. 10888 which authorized the  
establishment of a small self-service restaurant within the North  
Beach Neighborhood Commercial District. The proposal is to transfer  
the ownership of the establishment to a new party without altering  
the operation.
10. 89.438P (Green)  
1660 - 48TH AVENUE, west side between Lawton and Moraga Streets, Lot  
31 in Assessor's Block 1896 - Request for Coastal Development Permit  
to allow the remodeling of an existing two-story, three-unit  
residential building within an RH-2 (House, Two-Family) district  
which also lies within the San Francisco Local Coastal Zone Permit  
Area. The proposal is to alter the existing building by creating  
street level parking, extending the rear of the existing building by  
approximately 15 feet, adding a new third story, and reducing the  
number of dwelling units from three to two on a lot approximately  
3,000 square feet in size.
11. 89.426ET (Skiffer)  
Consideration of an amendment to the City Planning Code Section 302  
to require voter approval for zoning changes which would decrease the  
density of residential development.

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:30 p.m.  
-----

4:00 P.M.

12. 89.067VU (Wilson)  
786 - 37TH AVENUE, east side between Cabrillo and Balboa Streets, Lot  
11-M in Assessor's Block 1608 - Review for exception as a project  
under the Tier 3 Neighborhood Conservation Interim Controls of  
Building Permit Application No. 8814145 for the construction of a  
rear yard addition to a single family dwelling in an RH-2 (House,  
Two-Family) district.  
(Continued from Regular Meeting of October 12, 1989)

13. 89.195EC (McDonald)  
471 BUENA VISTA AVENUE EAST, south side between Park Hill Avenue and Upper Terrace, Lot 58 in Assessor's Block 2607 - Request for authorization of Conditional Use to permit the construction of three new units to be added to four existing units for a total of SEVEN UNITS ON A LOT HAVING 7,576 SQUARE FEET OF AREA in an RH-3 (House, Three-Family) district with a 40-X Height and Bulk designation.
14. 89.195U (McDonald)  
471 BUENA VISTA AVENUE EAST, south side between Park Hill Avenue and Upper Terrace, Lot 58 in Assessor's Block 2607 - Review for exception as a project under the Tier 3 Neighborhood Conservation Interim Controls to permit the construction of a building addition containing three additional units for a total of SEVEN UNITS ON A LOT HAVING 7,576 SQUARE FEET OF AREA in an RH-3 (House, Three-Family) district with a 40-X Height and Bulk designation.
15. 89.195V (McDonald)  
471 BUENA VISTA AVENUE EAST, south side, 167 feet east of Upper Terrace, Lot 58 in Assessor's Block 2607 - Request for GARAGE DOOR WIDTH VARIANCE for the proposed construction of five separate garage door openings, each having a width of eight feet for a total of 40 feet, in an RH-3 (House, Three-Family) district. Section 510(b) of the City Planning Code permits a maximum width of 12 feet for garage doors.
- 5:00 P.M.
16. 89.177D (Berkowitz)  
152 ELSIE STREET, west side between Virginia and Esmeralda Avenues, Lot 20 in Assessor's Block 5618 - Request for Discretionary Review of Building Permit Application No. 8814133 for the CONSTRUCTION OF A TWO-STORY SINGLE FAMILY DWELLING in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of October 26, 1989)
17. 89.534CP (Miller)  
207 SKYLINE BOULEVARD, north side between Zoo Road and the Great Highway, Lot 1 in Assessor's Block 7283 - Request for authorization of Conditional Use for a 1,500 square-foot expansion of a COMMUNITY FACILITY (Recreation Center for the Handicapped) in a P (Public Use) district, also requiring a COASTAL PERMIT.
18. 89.536C (Miller)  
426 - 33RD AVENUE, east side between Clement Street and Geary Boulevard, Lot 28 in Assessor's Block 1464 - Request for authorization of Conditional Use for a DAY CARE FACILITY for 24 children in the Pine United Methodist Church in an RH-2 (House, Two-Family) district.

NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
MONDAY  
NOVEMBER 6, 1989  
ROOM 605, 450 McALLISTER STREET  
4:00 P.M.

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales and Nothenberg.

4:00 P.M.

A. ITEMS TO BE CONTINUED

1. 89.305D (Nixon)  
2506 LEAVENWORTH STREET, east side between Bay and Francisco Streets, Lot 8 in Assessor's Block 44 - Request for Discretionary Review of Building Permit Application No. 8900127 for the proposed construction of a four-story, two-family building on a vacant lot in an RH-2 (House, Two-Family) district.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing  
(Proposed for indefinite continuation)

B. SPECIAL CALENDAR

2. 89.353D (Nixon)  
555 - 43RD AVENUE, west side between Geary Boulevard and Anza Street, Lot 11 in Assessor's Block 1501 - Request for Discretionary Review of Building Permit Application No. 8904779-S for a proposed one-story, one-unit addition to the existing two-story single family structure on a lot in an RH-2 (House, Two-Family) district.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing
3. 89.329D (Nixon)  
532 PACHECO STREET, north side between 9th and 10th Avenues, Lot 4-G in Assessor's Block 2125 - Request for Discretionary Review of Building Permit Application No. 8905244 for a proposed one-story addition to the existing two-story single family structure on a lot in an RH-1 (House, One-Family) district.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing

4. 89.303D (Nixon)  
2526 - 43RD AVENUE, east side between Ulloa and Vicente Streets, Lot 27 in Assessor's Block 2443 - Request for Discretionary Review of Building Permit Application No. 8903529 for a proposed one-story addition to the existing two-story single family structure on a lot in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
5. 89.375D (Nixon)  
166 YERBA BUENA AVENUE, south side between Santa Paula Avenue and Maywood Drive, Lots 8 and 29 in Assessor's Block 3078 - Request for Discretionary Review of Building Permit Application No. 8904241 for the proposed construction of a two-story single family structure on a vacant interior lot in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
6. 89.395D (Nixon)  
770 - 23RD AVENUE, east side between Cabrillo and Fulton Streets, Lot 34 in Assessor's Block 1665 - Request for Discretionary Review of Building Permit Application No. 8905429 for a proposed three-story rear addition and the addition of one dwelling unit to the existing two-story over garage single family structure on a lot in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
a) Discretionary Review hearing
7. 89.417D (Nixon)  
66 SEAL ROCK DRIVE, north side between 45th Avenue and El Camino Del Mar, Lot L-K in Assessor's Block 1481 - Request for Discretionary Review of Building Permit Application No. 8908023 proposing a two-story rear addition to the existing two-story over garage single family structure on a lot in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

#### C. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

Adjournment.



NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
NOVEMBER 9, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

NOV 21 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

EXECUTIVE SESSION

The purpose of the Executive Session is to confer with Legal Counsel regarding potential legal implications of proceedings on 731-747 Post Street/640-650 Geary Street (Islam Temple/Alcazar Theater) -- Case No. 83.462C.

NOTE: The Executive Session is closed to the public.

A. ITEMS TO BE CONTINUED

2:00 P.M.

1. 89.166U (Berkowitz)  
2180 GREEN STREET, north side between Fillmore and Webster Streets, Lot 11 in Assessor's Block 540 - Consideration of final action on Building Permit Application No. 8818571 for the ADDITION OF A MEZZANINE TO A THIRD STORY UNIT in an RH-3 (House, Three-Family) district.  
(Public Hearing Closed and Continued from Regular Meeting of October 26, 1989)  
(Proposed for continuation to November 16, 1989)  
NOTE: On October 26, 1989, the Commission passed a motion of intent to approve the application by a vote of 5-0, Commissioner Boldridge abstaining.
2. 89.065L (Marsh)  
SOUTH END HISTORIC DISTRICT, area generally bounded by Harrison Street to the north, First Street to the east, King Street to the south, and Ritch Street to the west, the subject district includes the following Lots and Blocks: Lot 70 in Assessor's Block 3764; Lots 1, 2, 5, 6, 7, 8, 12, 13, 15, 18, 24, 25, 26, 27, 31, 44, 45, 48, 62, 63, 64, 67, 68, and 69 in Assessor's Block 3774; Lots 1, 2, 4, 5, 7,



## Item #89.065L (Cont)

and 8 in Assessor's Block 3775; Lots 5, 7, 8, 9, 10, and 11 in Assessor's Block 3787; Lots 2, 2-A, 8, 9, 9-A, 10, 11-A, 12, 13, 14, 15, 19, 20, 37, 38, 41, 43, and 44 in Assessor's Block 3788; Lots 3, 4, 5, 7, 8, 9, 10, 12, and 15 in Assessor's Block 3789; and Lots 10, 14, 15, 21, 22, and 23 in Assessor's Block 3794 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of a South End Historic District pursuant to Article 10 of the City Planning Code. The proposed Landmarks Preservation Advisory Board District would include properties located within the Rincon Point-South Beach Redevelopment Agency District as well as the proposed South of Market Plan boundaries.  
(Proposed for continuation to a later date)

3. 88.182EC (Dean)  
438 OTSEGO AVENUE (OTSEGO GARDENS), west side, generally bounded by Lots fronting Otsego, Delano, Oneida and Ocean Avenues, Lots 4, 5 (portion), 8, 12 (portion), and 13 (portion) in Assessor's Block 6951 - Appeal of Preliminary Negative Declaration on the proposal to construct 10 two-story single family dwellings with 15 off-street parking spaces in an RH-1 (House, One-Family) district. Access would be from Otsego Avenue. The project would require conditional use approval by the City Planning Commission as a Planned Unit Development.  
(Proposed for continuation to November 30, 1989)
4. 89.288CV (Miller)  
601 STEINER STREET, northwest corner of Fell Street, Lots 4, 5, and 8 in Assessor's Block 823 - Request for authorization of Conditional Use for an increase from 45 to 52 residents in a GROUP HOUSING FACILITY in an RM-1 (Mixed Residential, Low Density) district (Lots 5 and 8) and an RH-3 (House, Three-Family) district (Lot 4).  
(Continued from Regular Meeting of November 2, 1989)  
(Proposed for continuation to November 16, 1989)
5. 89.288CV (Miller)  
601 STEINER STREET, west side between Fell and Hayes Streets, Lot 4 in Assessor's Block 823 - Request for variance of the rear yard requirement to permit MINOR MODIFICATION (new exit stairway) TO A NON-COMPLYING STRUCTURE which is part of the Henry Ohlhoff House complex in an RH-3 (House, Three-Family) district.  
(Continued from Regular Meeting of November 2, 1989)  
(Proposed for continuation to November 16, 1989)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

6. 85.4148X (Badiner)  
101 - 2ND STREET, southeast corner of 2nd and New Montgomery Streets, Lots 72, 73, 74, and 75 in Assessor's block 3721 - Informational presentation of minor design modifications to the project as required by City Planning Commission Motion No. 11706-A. The project was authorized by City Planning Commission Motion Nos. 11706-A and 11706-B on July 13, 1989 and contains 368,655 square feet of office space. No Commission action is required.
7. 88.160C (McDonald)  
Informational presentation on the proposed exterior materials and public right-of-way improvements for 1340 Clay Street in fulfillment of a Condition of Approval contained in Motion No. 11459.  
(Continued from Regular Meeting of July 20, 1989)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

8. 89.425C (Green)  
3583 - 16TH STREET, south side between Noe and Pond Streets, Lot 92 in Assessor's Block 3564 - Consideration of final action on the request for authorization of Conditional Use to establish a new FULL SERVICE RESTAURANT as defined by Section 790.92 of the City Planning Code, and to allow live entertainment as defined by Section 790.38 within the Upper Market Street Neighborhood Commercial District. The proposal is to install a full service restaurant with seating for up to 68 persons on the ground floor, and to provide live entertainment within the existing building approximately 1,400 square feet in size.  
(Public Hearing Closed and Continued from Regular Meeting of October 26, 1989)  
NOTE: On October 26, 1989, the Commission passed a motion of intent to approve the application with conditions by a vote of 5-1, Commissioner Karasick dissenting.
9. 89.362L (Marsh)  
9, 25, AND 45 SCENIC WAY, 60 - 26TH AVENUE, AND 79 - 25TH AVENUE, Lots 1, 2, 13, 14, and 15 in Assessor's Block 1304 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Willis Polk/Florence M. and John W. Procter Sea Cliff Historic District as a new Historic District, pursuant to Article 10 of the City Planning Code.  
(Public Hearing Closed and Continued from Regular Meeting of November 2, 1989)  
NOTE: On November 2, 1989, the Commission passed a motion of intent to disapprove by a vote of 4-1, Commissioner Boldridge abstaining and Commissioner Bierman dissenting.

10. 89.177D (Berkowitz)  
152 ELSIE STREET, west side between Virginia and Esmeralda Avenues,  
Lot 20 in Assessor's Block 5618 - Request for Discretionary Review of  
Building Permit Application No. 8814133 for the CONSTRUCTION OF A  
TWO-STORY SINGLE FAMILY DWELLING in an RH-1 (House, One-Family)  
district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Public Hearing Closed and Continued from Regular Meeting of  
November 2, 1989)  
NOTE: On November 2, 1989, the Commission passed a motion of intent  
to approve by a vote of 4-1, Commissioner Karasick dissenting and  
Commissioner Hu absent.

F. REGULAR CALENDAR

11. Status Report on the Department of City Planning activities on  
earthquake-related matters. The Commission may consider legislation  
proposed by the Department or the Board of Supervisors dealing with  
earthquake matters. Emergency legislation may be directed to the  
Commission from the Board of Supervisors for their input and advice.  
Public comment will be received.
12. 89.536C (Miller)  
426 - 33RD AVENUE, east side between Clement Street and Geary  
Boulevard, Lot 28 in Assessor's Block 1464 - Request for  
authorization of Conditional Use for a DAY CARE FACILITY for 24  
children in the Pine United Methodist Church in an RH-2 (House, Two-  
Family) district.  
(Continued from Regular Meeting of November 2, 1989)
13. 89.458C (Gallagher)  
2 RICHARDSON AVENUE, northwest corner of Broderick Street, Lot 19 in  
Assessor's Block 934 - Request for authorization of Conditional Use  
under Section 178 to permit the conversion of a former auto service  
station to automobile repair in an NC-3 (Moderate-Scale Neighborhood  
Commercial) district.  
(Continued from Regular Meeting of October 26, 1989)

---

NOTE: The Commission will take a 15-minute recess at approximately 3:30 p.m.

---

14. 85.057ECC (Green)  
1150 VICENTE STREET, northwest side between 22nd and 23rd Avenues,  
Lot 21 in Assessor's Block 2423 - Request for authorization of  
Conditional Use to modify a previous condition of approval as  
contained in City Planning Commission Motion No. 10923 authorizing  
the construction of a church within an NC-1 (Neighborhood Commercial  
Cluster) district. The proposal is to modify a condition to allow  
the installation of an exterior wall sign identifying the church  
whereas the original conditions prohibited it.  
(Continued from Regular Meeting of October 26, 1989)

4:00 P.M.

15. 89.389C (Green)  
1201-1299 OCEAN AVENUE, southeast corner of Plymouth Avenue, Lots 49 and 54 in Assessor's Block 6943 - Request for authorization of Conditional Use to intensify the use of an existing large fast food restaurant within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to alter the existing restaurant by adding approximately 240 square feet (for cashier and drive-through booth) and approximately 46 outdoor seats within a new outdoor terrace, and to add a drive-through window facility by Section 781.3 of the City Planning Code. The restaurant, as proposed, will be approximately 3,232 square feet in size.  
(Continued from Regular Meeting of October 26, 1989)
16. 83.462C (Badiner)  
731-747 POST STREET AND 640-650 GEARY STREET, south of Post Street between Leavenworth and Jones Streets, a through lot to Geary Street, Lots 19 and 23 in Assessor's Block 304 - Request for a modification to a Conditional Use authorization for a Residential project and the preservation of the Islam Temple (Alcazar Theater) in an RC-4 (Residential-Commercial Combined, High Density) district, an 80-130-T Height and Bulk District, and the North of Market Residential Special Use District. The proposal is to modify the conditions of approval relating to Energy conditions on the residential buildings and Preservation of the theater building. The project was authorized by City Planning Commission Motion No. 10033 dated July 7, 1984 and amended by City Planning Commission Motion No. 11068 dated July 9, 1987.  
(Continued from Regular Meeting of October 26, 1989)
17. 89.521C (Miller)  
890 HAYES STREET, northeast corner of Fillmore Street, Lot 13 in Assessor's Block 804 - Request for authorization of Conditional Use to permit a 70-BED RESIDENTIAL CARE FACILITY (Walden House) in an RM-1 (Mixed Residential, Low Density) district.

## Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.



SF  
C55

#14

11/9/89

addendum

ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
NOVEMBER 9, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

NOV 8 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales and Nothenberg.

2:00 P.M.

F. REGULAR CALENDAR

- 11a. Consideration of proposed legislation on emergency permit procedures to process earthquake-related permits. The legislation was referred to the City Planning Commission by the Board of Supervisors.

CPC 448





5  
4  
6/89  
NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
NOVEMBER 16, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

NOV 28 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 86.505EW (Bash)  
MISSION BAY, generally bounded by Third, China Basin, Mariposa, 7th and Townsend Streets, all or portions of Assessor's Blocks 3795-3798, 3804-3806, 3809-3810, 3813, 3819, 3822, 3832, 3835, 3837-3842, 3849-3853, 3880, 3940-3944, 3948, and 9900 - Request for consideration and preparation of a Development Agreement for a proposed project of 8,000 housing units; 4.8 million SF office; 900,000 SF Service/Light Industrial/Research and Development/Office (SLIRDO); 125,000 SF community facilities; 720,000 SF retail; 500-room hotel; and about 67 acres of publicly-accessible open space and parks.  
(Continued from Regular Meeting of October 26, 1989)  
(Proposed for continuation to November 30, 1989)
2. 89.492E (McCormick)  
CHINA BASIN BUILDING, area bounded by Berry Street, 3rd Street, China Basin Channel, and 4th Street, Lot 5 in Assessor's Block 3803 - Appeal of Preliminary Negative Declaration on the proposed modifications to the previously approved project now under construction by amending the conditions of approval for an approximate 196,000 square foot office building, by providing 546 off-street parking spaces of 885 space requirement off-site in nearby parking lots, rather than on-site.  
(Proposed for continuation to December 7, 1989)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of

B. PUBLIC COMMENT (Cont)

the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

3. 88.354EZT (Montana)  
SOUTH OF MARKET PLAN AND ZONING CONTROLS, area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of a Resolution of INTENT TO INITIATE Master Plan amendments and text and zoning map amendments to the City Planning Code, reclassifying property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1, and M-2 zoning to either Residential Enclave (RED), South Park (SPD), Residential/Service (RSD), Service/Light Industrial/Residential (SLR), Service/Light Industrial (SLI), Service/Secondary Office (SSO), Extended Preservation District, Special General Advertising Sign District, Hall of Justice Legal Services District or South of Market Base Districts, and reclassifying Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 105-K, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M, and 180-S to either 40-X, 50-X, 65-X, 80-K, 85-X, 40-X/85-B, 130-E or OS. The proposed Master Plan amendments are contained in a document entitled "South of Market Plan -- Proposal for Adoption", October 1989. The proposed controls are contained in a document entitled "South of Market Zoning Controls -- Proposal for Adoption", October 1989.  
(Continued from Regular Meeting of October 26, 1989)

4. (Blazej)  
OFFICE DEVELOPMENT LIMITATION PROGRAM - Consideration of revisions to the Final Review Period Schedule and presentation of proposed rules and schedule for the Second Review Period of the 1989-1990 Annual Limit Program on Office Development.  
NOTE: Public hearing on the Second Review Period Rules will be held on November 30, 1989.

5. (Dowdee)  
INFORMATION SYSTEMS MASTER PLAN, 1990-1991 - Informational presentation on the Department of City Planning's proposed Three-Year Information Systems Master Plan. This plan is required by the City's Electronic Information Processing Steering Committee (EIPSC).
6. Status Report on the Department of City Planning activities on earthquake related matters. The Commission may consider legislation

## Item #6 (Cont)

proposed by the Department or the Board of Supervisors dealing with earthquake matters. Emergency legislation may be directed to the Commission from the Board of Supervisors for their input and advice. Public comment will be received.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

7. 89.353D (Nixon)  
555 - 43RD AVENUE, west side between Geary Boulevard and Anza Street, Lot 11 in Assessor's Block 1501 - Consideration of final action on Building Permit Application No. 8904779-S for a proposed one-story, one-unit addition to the existing two-story single family structure on a lot in an RH-2 (House, Two-Family) district.  
(Public Hearing Closed and Continued from Special Meeting of November 6, 1989)  
NOTE: On November 6, 1989, the Commission passed a motion of intent to approve the application with modifications by a vote of 4-0, Commissioners Engmann and Morales absent.

8. 89.395D (Nixon)  
770 - 23RD AVENUE, east side between Cabrillo and Fulton Streets, Lot 34 in Assessor's Block 1665 - Consideration of final action on Building Permit Application No. 8905429 for a proposed three-story rear addition and the addition of one dwelling unit to the existing two-story over garage single family structure on a lot in an RH-2 (House, Two-Family) district.  
(Public Hearing Closes and Continued from Special Meeting of November 6, 1989)  
NOTE: On November 6, 1989, the Commission passed a motion of intent to approve the application with modifications by a vote of 4-0, Commissioners Engmann and Morales absent.

F. CONSENT CALENDAR

NOTE: Under the procedures to expedite processing of Discretionary Review cases, if a Commissioner requests a new full public hearing on a Consent Calendar item, the matter will be removed from the Consent Calendar and heard as a Regular Calendar item for public testimony on the same day as the consent date. The Commission President will announce the time of such hearing at the time the matter is removed from the Consent Calendar.

9. 89.375D (Nixon)  
166 YERBA BUENA AVENUE, south side between Santa Paula Avenue and Maywood Drive, Lots 8 and 29 in Assessor's Block 3078 - Request for Discretionary Review of Building Permit Application No. 8904241 for the proposed construction of a two-story single family structure on a

## Item #89.375D (Cont)

vacant interior lot in an RH-1(D) (House, One-Family, Detached Dwellings) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Public Hearing Closed and Continued from Special Meeting of November 6, 1989)

NOTE: On November 6, 1989, the Commission voted by a 3-1 vote, Commissioner Bierman dissenting, to recommend that the Commission not take Discretionary Review, Commissioners Engmann and Morales absent.

G. REGULAR CALENDAR

10. 88.354EZT (McCormick)  
SOUTH OF MARKET PLAN AND ZONING CONTROLS, area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Certification of the Final Environmental Impact Report for text and map amendments to the City's Master Plan as well as text and zoning map amendments to the City Planning Code.  
(Continued from Regular Meeting of October 26, 1989)
11. Consideration of refinements to the proposed amendments to the Office Affordable Housing Production Program (Section 313 of the San Francisco City Planning Code) which were heard by the Planning Commission on August 3, 1989. The refinements to the proposed amendments change the effective date of the requirements and clarify some definitions. The proposed amendments will change the definition of an affordable housing unit, reduce the size of the office development project to which the ordinance applies from 50,000 square feet to 25,000 square feet, require office sponsors to use their interim guidelines credits within 6 months, extend the period of affordability of housing units built pursuant to the ordinance from 20 to 50 years, modify the hearing procedure for imposing conditions on a building or site permit under hit section, require sponsors to submit a housing development plan to the City within one year of the issuance of the permit for the office development project, modify the requirements for when the in-lieu fee must be paid, modify the enforcement mechanism that insures that affordable housing constructed pursuant to the ordinance remains in the affordable housing supply, and clarify the obligations of sponsors who elect to contribute an in-lieu fee to a housing developer.
12. 89.524Q (Hood)  
1454-1456 CALIFORNIA STREET, north side between Leavenworth and Jones Streets, Lot 11 in Assessor's Block 247 - Review for consistency with the Master Plan of a 6-unit residential and one-unit commercial condominium conversion subdivision in an RM-3 (Mixed Residential, Medium Density) district.

13. 89.001VU (Wilson)  
260 SEACLIFF AVENUE, north side, 265 feet west of 27th Avenue, Lot 1-K in Assessor's Block 1307 - Review for exception as a project under the Tier 3 Neighborhood Conservation Interim Controls of Building Permit Application No. 8919225 to enclose an existing rear deck on the north side of a single family dwelling in an RH-1(D) (House, One-Family, Detached Dwellings) district.

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:30 p.m.  
-----

14. 89.227D (Berkowitz)  
44 EDINBURGH STREET, northwest side between Silver and Peru Avenues, Lot 1-A in Assessor's Block 5950 - Request for Discretionary Review of Building Permit Application No. 8809057 for a GROUND FLOOR ADDITION TO A ONE-FAMILY HOUSE in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

4:00 P.M.

15. 89.279D (Berkowitz)  
589 GUERRERO STREET, east side between 17th and 18th Streets, Lot 23 in Assessor's Block 3577 - Request for Discretionary Review of Building Permit Application No. 8907604 for the CONSTRUCTION OF A LAUNDROMAT in an RM-2 (Mixed Residential, Moderate Density) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
16. 89.351D (Berkowitz)  
3421 RIVERA STREET, south side between 44th and 45th Avenues, Lot 48 in Assessor's Block 2305 - Request for Discretionary Review of Building Permit Application No. 8905252 for the ADDITION OF A FLOOR OF OCCUPANCY TO A ONE-STORY HOUSE in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
17. 89.287U (Berkowitz)  
22 PRESIDIO TERRACE, south side near Arguello Boulevard, Lot 29 in Assessor's Block 1355 - Review for exception as a project under the Tier 3 Neighborhood Conservation Interim Controls of Building Permit Application No. 8815406 for the CONSTRUCTION OF A REAR YARD DECK in an RH-1(D) (House, One-Family, Detached Dwellings) district.
18. 89.416D (Berkowitz)  
8 HEAD STREET, east side between Bepler and Shakespeare Streets, Lot 26 in Assessor's Block 7170 - Request for Discretionary Review of Building Permit Application No. 8820560 for the CONSTRUCTION OF A

## Item #89.416D (Cont)

THREE-STORY SINGLE FAMILY DWELLING in an RH-1 (House, One-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

6:00 P.M.

- 19. 89.503C (Green)  
764-766 STANYAN STREET, east side between Beulah and Waller Streets, Lot 24 in Assessor's Block 1250 - Request for authorization of Conditional Use to establish a board and care alcohol Detoxification Program for women containing 10 beds defined by Section 790.50 of the City Planning Code as a Large Other Institution within the Haight Street Neighborhood Commercial District. The proposal is to convert an existing 6-bed board and care facility for women to a 10-bed board and care with no changes in the program offered at an existing 2-unit residential building.
- 20. 88.394C (Green)  
2337-2347 MISSION STREET, east side between 19th and 20th Streets, Lot 26 in Assessor's Block 3595 - Consideration of final architectural design of the previously authorized project and as set forth in the conditions of approval (City Planning Commission Motion No. 11548). No formal Commission action is required.
- 21. 89.283EC (Green)  
2337-2339 MISSION STREET, east side between 19th and 20th Streets, Lot 27 in Assessor's Block 3595 - Request for authorization of Conditional Use to construct a new four-story, mixed use building without the required off-street restaurant parking within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to construct a 4-story building with six dwelling units on the second, third and fourth floors without the required residential off-street parking. The building also includes 3,627 square feet of ground floor commercial space on a lot area with a total of 3,430 square feet.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.



ADDENDUM #2

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
NOVEMBER 16, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

NOV 28 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

D. DIRECTOR'S REPORT

- 4a. 89.352X (Badiner)  
525 MARKET STREET, eastern portion of the block bounded by First, Market, Stevenson and Second Streets, Lot 56 in Assessor's Block 3708 - Informational presentation on a proposal to redesign an existing plaza, sun terrace and arcade and reconfigure the lobby and second floor of the building, to bring the building closer into compliance with Sections 138 and 309 of the Planning Code, and to create a more usable open space. The Director of Planning and the Zoning Administrator have determined that the project complies with the Planning Code. No Commission action is required.  
(Continued from Regular Meeting of September 14, 1989)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

- 8a. 89.389C (Green)  
1201-1299 OCEAN AVENUE, southeast corner of Plymouth Avenue, Lots 49 and 54 in Assessor's Block 6943 - Consideration of final action on the request for authorization of Conditional Use to intensify the use of an existing large fast food restaurant within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to alter the existing restaurant by adding approximately 240 square feet (for cashier and drive-through booth) and approximately 46 outdoor seats within a new outdoor terrace, and to add a drive-through window facility by Section 781.3 of the City Planning Code. The restaurant, as proposed, will be approximately 3,232 square feet in size.  
(Public Hearing Closed and Continued from Regular Meeting of November 9, 1989)  
NOTE: On November 9, 1989, the Commission passed a motion of intent to approve the application with conditions by a vote of 5-1, Commissioner Morales dissenting.





SAN FRANCISCO  
CITY PLANNING COMMISSION  
NOTICE OF CANCELLATION  
OF THE  
REGULAR MEETING  
THURSDAY  
NOVEMBER 23, 1989

The Regular Meeting of the City Planning Commission scheduled for Thursday, November 23, 1989 has been cancelled due to the Thanksgiving Day holiday.

Lori Yamauchi  
Secretary

CPC 451



NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
NOVEMBER 30, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTO DEPT.

NOV 28 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 86.505EW (Bash)  
MISSION BAY, generally bounded by Third, China Basin, Mariposa, 7th and Townsend Streets, all or portions of Assessor's Blocks 3795-3798, 3804-3806, 3809-3810, 3813, 3819, 3822, 3832, 3835, 3837-3842, 3849-3853, 3880, 3940-3944, 3948, and 9900 - Request for consideration and preparation of a Development Agreement for a proposed project of 8,000 housing units; 4.8 million SF office; 900,000 SF Service/Light Industrial/Research and Development/Office (SLIRDO); 125,000 SF community facilities; 720,000 SF retail; 500-room hotel; and about 67 acres of publicly-accessible open space and parks.  
(Continued from Regular Meeting of November 16, 1989)  
(Proposed for continuation to December 7, 1989)
2. 89.059D (Berkowitz)  
1108-1110 DOLORES STREET, west side between 24th and Jersey Streets, Lot 1-B in Assessor's Block 6510 - Request for Discretionary Review of Building Permit Application No. 8900663 for the ADDITION OF A FOURTH FLOOR TO AN EXISTING TWO-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of November 2, 1989)  
(Proposed for continuation to January 11, 1990)
3. 89.364U (Berkowitz)  
2512 UNION STREET, north side between Scott and Divisadero Streets, Lot 6 in Assessor's Block 945 - Review for exception as a project under Tier 3 Neighborhood Conservation Interim Controls of Building Permit Application No. 8904497 for the CONSTRUCTION OF A DECK AND AN ADDITION TO A KITCHEN IN A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.  
(Proposed for continuation to January 11, 1990)

4. 89.139ED (Berkowitz)  
95 ORANGE ALLEY, west side between 24th and 25th Streets, Lot 27B in Assessor's Block 6515 - Request for Discretionary Review of Building Permit Application No. 8903769 for the CONSTRUCTION OF A THREE-STORY, THREE-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Proposed for continuation to January 11, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

5. 88.354EZT (Montana)  
SOUTH OF MARKET PLAN AND ZONING CONTROLS, area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of a Resolution of INTENT TO INITIATE Master Plan amendments and text and zoning map amendments to the City Planning Code, reclassifying Use Districts and reclassifying Height and Bulk Districts within the same area. The proposed Master Plan amendments are contained in a document entitled "South of Market Plan -- Proposal for Adoption", October 1989. The proposed controls are contained in a document entitled "South of Market Zoning Controls -- Proposal for Adoption", October 1989.  
(Continued from Regular Meeting of November 16, 1989)
6. 89.065L (Marsh)  
SOUTH END HISTORIC DISTRICT, area generally bounded by Harrison Street, First Street, King Street and Ritch Street - Consideration of a Resolution of INTENT TO INITIATE Text and Zoning Map Amendments to Article 10 of the City Planning Code to create a South End Historic District and schedule a public hearing for consideration of these amendments on December 7, 1989. The proposed Landmarks Preservation Advisory Board District would include certain properties located within the Rincon Point-South Beach Redevelopment Area as well as the proposed South of Market Plan boundaries.
7. (Williams)  
Consideration of Resolution Authorizing submittal of a Supplemental Appropriation Request for Affordable Housing in an amount not to exceed \$95,000.

8. (Dowdee)  
INFORMATION SYSTEMS MASTER PLAN, 1990-1991 - Informational presentation on and consideration of Resolution to endorse the Department of City Planning's proposed Three-Year Information Systems Master Plan. This plan is required by the City's Electronic Information Processing Steering Committee (EIPSC).
9. Status Report on the Department of City Planning activities on earthquake related matters. Public comment will be received.

D. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

10. 89.166U (Berkowitz)  
2180 GREEN STREET, north side between Fillmore and Webster Streets, Lot 11 in Assessor's Block 540 - Consideration of final action on Building Permit Application No. 8818571 for the ADDITION OF A MEZZANINE TO A THIRD STORY UNIT in an RH-3 district.  
(Public Hearing Closed and Continued from Regular Meeting of November 16, 1989)  
NOTE: On October 26, 1989, the Commission passed a motion of intent to approve the application by a vote of 5-0, Commissioner Boldridge abstaining.
11. 89.177D (Berkowitz)  
152 ELSIE STREET, west side between Virginia and Esmeralda Avenues, Lot 20 in Assessor's Block 5618 - Consideration of final action on Building Permit Application No. 8814133 for the CONSTRUCTION OF A TWO-STORY SINGLE FAMILY DWELLING in an RH-1 district.  
(Public Hearing Closed and Continued from Regular Meeting of November 16, 1989)  
NOTE: On November 2, 1989, the Commission passed a motion of intent to approve by a vote of 4-1, Commissioner Karasick dissenting and Commissioner Hu absent.
12. 89.389C (Green)  
1201-1299 OCEAN AVENUE, southeast corner of Plymouth Avenue, Lots 49 and 54 in Assessor's Block 6943 - Consideration of final action on the request for authorization of Conditional Use to intensify the use of an existing large fast food restaurant within an NC-2 (Small-Scale Neighborhood Commercial) district, by adding approximately 240 square feet (for cashier and drive-through booth) and approximately 46 outdoor seats within a new outdoor terrace, and to add a drive-through window facility by Section 781.3 of the City Planning Code. The restaurant, as proposed, will be approximately 3,232 square feet in size.  
(Public Hearing Closed and Continued from Regular Meeting of November 16, 1989)  
NOTE: On November 9, 1989, the Commission passed a motion of intent to approve the application with conditions by a vote of 5-1, Commissioner Morales dissenting.
13. 89.458C (Gallagher)  
2 RICHARDSON AVENUE, northwest corner of Broderick Street, Lot 19 in Assessor's Block 934 - Consideration of final action on the request

## Item #89.458C cont.

for authorization of Conditional Use under Section 178 to permit the conversion of a former auto service station to automobile repair in an NC-3 (Moderate-Scale Neighborhood Commercial) district.

(Public Hearing Closed and Continued from Regular Meeting of November 9, 1989)

NOTE: On November 9, 1989, the Commission passed a motion of intent to approve the application with conditions by a vote of 6-0.

F. CONSENT CALENDAR

NOTE: Under the procedures to expedite processing of Discretionary Review cases, if a Commissioner requests a new full public hearing on a Consent Calendar item, the matter will be removed from the Consent Calendar and heard as a Regular Calendar item for public testimony on the same day as the consent date. The Commission President will announce the time of such hearing at the time the matter is removed from the Consent Calendar.

## 14. 89.375D

(Nixon)

166 YERBA BUENA AVENUE, south side between Santa Paula Avenue and Maywood Drive, Lots 8 and 29 in Assessor's Block 3078 - Request for Discretionary Review of Building Permit Application No. 8904241 for the proposed construction of a two-story single family structure on a vacant interior lot in an RH-1(D) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Public Hearing Closed and Continued from Regular Meeting of November 16, 1989)

NOTE: On November 6, 1989, the Commission voted by a 3-1 vote, Commissioner Bierman dissenting, to recommend that the Commission not take Discretionary Review, Commissioners Engmann and Morales absent.

G. REGULAR CALENDAR

## 15. 89.494C

(Chiong)

3499 SACRAMENTO STREET, southeast corner of Laurel Street, Lot 39 in Assessor's Block 1020 - Request for authorization of Conditional Use to establish a Small Self-Service Restaurant as defined by Section 790.91 of the City Planning Code within the Sacramento Street Neighborhood Commercial District. The proposal is to install a self-service specialty delicatessen (Italian-styled) with no seating in approximately 800 square feet of floor area.

2:30 P.M.

## 16. 89.279D

(Berkowitz)

589 GUERRERO STREET, east side between 17th and 18th Streets, Lot 23 in Assessor's Block 3577 - Request for Discretionary Review of Building Permit Application No. 8907604 for the CONSTRUCTION OF A LAUNDROMAT in an RM-2 (Mixed Residential, Moderate Density) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of November 16, 1989)



-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:30 p.m.  
-----

17. 88.394C (Green)  
2337-2347 MISSION STREET, east side between 19th and 20th Streets,  
Lot 26 in Assessor's Block 3595 - Consideration of final  
architectural design of the previously authorized project and as set  
forth in the conditions of approval (City Planning Commission Motion  
No. 11548). No formal Commission action is required.  
(Continued from Regular Meeting of November 16, 1989)
18. 89.2825C (Green)  
2337-2339 MISSION STREET, east side between 19th and 20th Streets,  
Lot 27 in Assessor's Block 3595 - Request for authorization of  
Conditional Use to construct a new four-story, mixed use building  
without the required off-street restaurant parking within an NC-3  
(Moderate-Scale Neighborhood Commercial) district. The proposal is  
to construct a 4-story building with six dwelling units on the  
second, third and fourth floors without the required residential  
off-street parking. The building also includes 3,627 square feet of  
ground floor commercial space on a lot area with a total of 3,430  
square feet.  
(Continued from Regular Meeting of November 16, 1989)
19. 89.343C (Green)  
3220 FULTON STREET, north side between 8th and 9th Avenues, Lot 45 in  
Assessor's Block 1651 - Request for authorization of Conditional Use  
to develop a lot in excess of 5,000 square feet in area, and to  
provide parking in excess of 150% of the required number within an  
NC-1 (Neighborhood Commercial Cluster) district. The proposal is to  
construct a four-story, six-unit residential building with a total of  
22 parking spaces where only six are required by the Planning Code on  
a lot approximately 5,333 square feet in size.  
(Continued from Regular Meeting of November 2, 1989)
20. 89.343V (Green)  
3220 FULTON STREET, north side between 8th and 9th Avenues, Lot 45 in  
Assessor's Block 1651 - Request for REAR YARD VARIANCE on the  
proposed four-story, six-unit residential building with an  
underground basement in an NC-1 (Neighborhood Commercial Cluster)  
district. Section 136(c)(26) allows underground garages as an  
obstruction within a required rear yard if the top surface is  
developed as usable open space, and provided that no such garage  
shall occupy any area within the rear 15 feet of the lot. Four of  
the 22 spaces underground are within the rear 15 feet of the lot.
21. 89.555C (Green)  
535 BROADWAY (256 COLUMBUS AVENUE), south side between Columbus  
Avenue and Kearny Street, Lot 23 in Assessor's Block 167 - Request  
for authorization of Conditional Use to extend the hours of operation  
for an existing Place of Entertainment/Dance Hall within the Broadway  
Neighborhood Commercial District. The proposal is to extend the

Item #89.555C cont.

hours of operation from a closing time of 2:00 a.m. to 6:00 a.m. for the existing establishment known as "Jazz at Pearl's".

4:00 P.M.

22. 89.288CV (Miller)  
601 STEINER STREET, northwest corner of Fell Street, Lots 4, 5, and 8 in Assessor's Block 823 - Request for authorization of Conditional Use for an increase from 45 to 52 residents in a GROUP HOUSING FACILITY in an RM-1 (Mixed Residential, Low Density) district (Lots 5 and 8) and an RH-3 (House, Three-Family) district (Lot 4).  
(Continued from Regular Meeting of November 16, 1989)
23. 89.288CV (Miller)  
601 STEINER STREET, west side between Fell and Hayes Streets, Lot 4 in Assessor's Block 823 - Request for variance of the rear yard requirement to permit MINOR MODIFICATION (new exit stairway) TO A NON-COMPLYING STRUCTURE which is part of the Henry Ohlhoff House complex in an RH-3 (House, Three-Family) district.  
(Continued from Regular Meeting of November 16, 1989)
24. 89.586C (Blazej)  
2155 MISSION STREET, east side between 17th and 18th Streets, a through lot to Capp Street, Lot 36 in Assessor's Block 3575 - Request for authorization of Conditional Use for residential use in a C-M (Heavy Commercial) district and 50-X and 65-B Height and Bulk Districts.
25. 89.586V (Blazej)  
2155 MISSION STREET, east side between 17th and 18th Streets, a through lot to Capp Street, Lot 36 in Assessor's Block 3575 - Request for Variance for off-street parking, common usable open space, obstructions over streets and alleys, surface area of glass at front of bay windows and rear yard configuration and unit exposure in a C-M (Heavy Commercial) district and 50-X and 65-B Height and Bulk District.
26. 89.119EC (McDonald)  
550 SOUTH VAN NESS AVENUE, west side between 16th and 17th Streets, Lot 3 in Assessor's Block 3570 - Request for authorization of Conditional Use to permit the construction of a 36-unit building on a lot having 13,131 square feet of area in a C-M (Heavy Commercial) district with a 50-X Height and Bulk designation.  
(Continued from Regular Meeting of October 12, 1989)
27. 89.119EC (McDonald)  
550 SOUTH VAN NESS AVENUE, west side, 215.7 feet south of 15th Street, Lot 3 in Assessor's Block 3570 - Request for REAR YARD AND UNIT EXPOSURE VARIANCES for the construction of a 36-unit building on a lot having 13,131 square feet of area in a C-M (Heavy Commercial) district with a 50-X Height and Bulk designation.  
(Continued from Regular Meeting of October 12, 1989)

28. 88.182EC (Dean)  
438 OTSEGO AVENUE (OTSEGO GARDENS), generally bounded by lots fronting Otsego, Delano, Oneida and Ocean Avenues, Lots 4, 5 (portion), 8-B, 12 (portion), and 13 (portion) in Assessor's Block 6951 - Appeal of Preliminary Negative Declaration on the proposal to construct 10 two-story single family dwellings with 15 off-street parking spaces in an RH-1 (House, One-Family) district. Access would be from Otsego Avenue.  
(Continued from Regular Meeting of November 9, 1989)
29. 88.182EC (McDonald)  
438 OTSEGO AVENUE (OTSEGO GARDENS), northwest side between Oneida and Onondaga Avenues, Lots 4, 5, 8-B, 12, and 13 in Assessor's Block 6951 - Request for authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT FOR AS MANY AS 10 SINGLE FAMILY DWELLING UNITS on lots having an aggregate area of approximately 27,100 square feet and proposing exceptions from the Planning Code requirements for unit density, rear yard depth, parking in the rear yard and open automobile parking in an RH-1 (House, One-Family) district with a 40-X Height and Bulk designation.

5:30 P.M.

30. 89.472C (Gallagher)  
1227 TARAVAL STREET, south side between 22nd and 23rd Avenues, Lot 37 in Assessor's Block 2403 - Request for authorization of Conditional Use under Section 781.1 to establish a full service restaurant in the Taraval Street restaurant and fast food subdistrict of an NC-2 (Small-Scale Neighborhood Commercial) district.  
(Continued from Regular Meeting of October 26, 1989)
31. 89.478C (Gallagher)  
4625 CABRILLO STREET, south side between 47th and 48th Avenues, Lot 39 in Assessor's Block 1690 - Request for authorization of Conditional Use under Section 303(e) to remove a scheduled 1990 termination date from Resolution No. 8344 for an existing minor auto repair garage in an RM-1 (Mixed Residential, Low Density) district.
32. 88.513ECV (Gallagher)  
501 FULTON STREET, southwest corner of Octavia Street, Lot 1 in Assessor's Block 794 - Request for authorization of Conditional Use to construct a two-story church of 10,500 square feet on a lot of 5,250 square feet with 14 ground story parking spaces in an NC-1 (Neighborhood Commercial Cluster) district. A variance for this project is also required.  
(Continued from Regular Meeting of October 26, 1989)
33. 88.513ECV (Gallagher)  
501 FULTON STREET, southwest corner of Octavia Street, Lot 1 in Assessor's Block 794 - Request for Rear Yard Variance for a two-story church which will cover 100% of the lot where a 25% rear yard is required in an NC-1 (Neighborhood Commercial Cluster) district.  
(Continued from Regular Meeting of October 26, 1989)

34. 89.527C (Gallagher)  
1621 IRVING STREET, south side between 17th and 18th Avenues, Lot 13 in Assessor's Block 1772 - Request for authorization of Conditional Use under Section 711.39 for residential demolition of the existing two-story over garage structure and construction of a new three-story building with parking for one vehicle and 1,475 square feet of ground floor retail space, a second floor child care facility and a third floor three-bedroom residential unit of 1,570 square feet. The legal use of the existing building is unclear but appears to be either one or two dwelling units.
35. 89.420D (Passmore)  
1510 HOWARD STREET, northwest side between 12th and Lafayette Streets, Lot 22 in Assessor's Block 3511 - Request for Discretionary Review of Building Permit Application No. 8910791 for a proposed restaurant in a C-M (Heavy Commercial) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
36. 89.351D (Berkowitz)  
3421 RIVERA STREET, south side between 44th and 45th Avenues, Lot 48 in Assessor's Block 2305 - Request for Discretionary Review of Building Permit Application No. 8905252 for the ADDITION OF A FLOOR OF OCCUPANCY TO A ONE-STORY HOUSE in an RH-1 district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of November 16, 1989)
37. 89.259D (Berkowitz)  
875 SANCHEZ STREET, east side between Hill and 22nd Streets, Lot 73 in Assessor's Block 3620 - Request for Discretionary Review of Building Permit Application No. 8820494 for a proposed one-story addition to the existing two-story single family structure.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
38. 89.252D (Berkowitz)  
134 CASTENADA AVENUE, west side near Alton Avenue, Lot 10 in Assessor's Block 2840 - Request for Discretionary Review of Building Permit Application No. 8902092 for the ADDITION OF A STORY OF OCCUPANCY TO A SINGLE FAMILY HOUSE in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

Adjournment.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
DECEMBER 7, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

DEC 6 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 89.492E (McCormick)  
CHINA BASIN BUILDING, area bounded by Berry Street, 3rd Street, China Basin Channel, and 4th Street, Lot 5 in Assessor's Block 3803 - Appeal of Preliminary Negative Declaration on the proposed modifications to the previously approved project now under construction by amending the conditions of approval for an approximate 196,000 square foot office building, by providing 546 off-street parking spaces of 885 space requirement off-site in nearby parking lots, rather than on-site.  
(Continued from Regular Meeting of November 16, 1989)  
(Proposed for continuation to December 14, 1989)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

2. 89.352X (Badiner)  
525 MARKET STREET, eastern portion of the block bounded by First, Market, Stevenson and Second Streets, Lot 56 in Assessor's Block 3708 - Informational presentation on a proposal to redesign an existing plaza, sun terrace and arcade and reconfigure the lobby and second

## Item #89.352X (Cont)

floor of the building, to bring the building closer into compliance with Sections 138 and 309 of the City Planning Code, and to create a more usable open space. The Director of Planning and the Zoning Administrator have determined that the project complies with the Planning Code. No Commission action is required.

3. (Deutsch)  
Consideration of Resolution authorizing the Director of Planning to amend a contract with Rutherford and Chekene for up to \$40,000 additional for a study of unreinforced masonry buildings.
4. (Williams)  
Consideration of Resolution authorizing submittal of a Supplemental Appropriation Request for Affordable Housing in an amount not to exceed \$95,000.  
(Continued from Regular Meeting of November 30, 1989)
5. (Dowdee)  
1990-1991 INFORMATION SYSTEMS PLAN - Informational presentation on and consideration of Resolution to endorse the Department of City Planning's proposed Three-Year Information Systems Master Plan. This plan is required by the City's Electronic Information Processing Steering Committee (EIPSC).
6. Status Report on the Department of City Planning activities on earthquake related matters. Public comment will be received.  
(Continued from Regular Meeting of November 30, 1989)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

7. 89.177D (Berkowitz)  
152 ELSIE STREET, west side between Virginia and Esmeralda Avenues, Lot 20 in Assessor's Block 5618 - Consideration of final action on Building Permit Application No. 8814133 for the CONSTRUCTION OF A TWO-STORY SINGLE FAMILY DWELLING in an RH-1 district.  
(Public Hearing Closed and Continued from Regular Meeting of November 30, 1989)  
NOTE: On November 2, 1989, the Commission passed a motion of intent to approve by a vote of 4-1, Commissioner Karasick dissenting and Commissioner Hu absent.
8. 89.389C (Green)  
1201-1299 OCEAN AVENUE, southeast corner of Plymouth Avenue, Lots 49 and 54 in Assessor's Block 6943 - Consideration of final action on the request for authorization of Conditional Use to intensify the use of an existing large fast food restaurant within an NC-2 (Small-Scale Neighborhood Commercial) district, by adding approximately 240 square feet (for cashier and drive-through booth) and approximately 46 outdoor seats within a new outdoor terrace, and to add a drive-through window facility by Section 781.3 of the City Planning



## Item #89.389C (Cont)

Code. The restaurant, as proposed, will be approximately 3,232 square feet in size.

(Public Hearing Closed and Continued from Regular Meeting of November 30, 1989)

NOTE: On November 9, 1989, the Commission passed a motion of intent to approve the application with conditions by a vote of 5-1, Commissioner Morales dissenting.

9. 89.494C (Chiong)  
3499 SACRAMENTO STREET, southeast corner of Laurel Street, Lot 39 in Assessor's Block 1020 - Request for authorization of Conditional Use to establish a Small Self-Service Restaurant as defined by Section 790.91 of the City Planning Code within the Sacramento Street Neighborhood Commercial District. The proposal is to install a self-service specialty delicatessen (Italian-styled) with no seating in approximately 800 square feet of floor area.  
(Public Hearing Closed and Continued from Regular Meeting of November 30, 1989)  
NOTE: On November 30, 1989, the Commission passed a motion of intent to approve the application with conditions by a vote of 5-0, Commissioner Engmann absent.

F. CONSENT CALENDAR

NOTE: Under the procedures to expedite processing of Discretionary Review cases, if a Commissioner requests a new full public hearing on a Consent Calendar item, the matter will be removed from the Consent Calendar and heard as a Regular Calendar item for public testimony on the same day as the consent date. The Commission President will announce the time of such hearing at the time the matter is removed from the Consent Calendar.

10. 89.375D (Nixon)  
166 YERBA BUENA AVENUE, south side between Santa Paula Avenue and Maywood Drive, Lots 8 and 29 in Assessor's Block 3078 - Request for Discretionary Review of Building Permit Application No. 8904241 for the proposed construction of a two-story single family structure on a vacant interior lot in an RH-1(D) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Public Hearing Closed and Continued from Regular Meeting of November 30, 1989)  
NOTE: On November 6, 1989, the Commission voted by a 3-1 vote, Commissioner Bierman dissenting, to recommend that the Commission not take Discretionary Review, Commissioners Engmann and Morales absent.

G. REGULAR CALENDAR

11. 81.005CC (Feltham)  
303 - 2ND STREET, east side between Folsom and Harrison Streets, Lot 62 in Assessor's Block 3749 - Request for authorization to modify the conditions of approval relating to parking use and rate structure of a previously authorized Conditional Use in an M-1 (Light Industrial) District.



12. 86.505EW (Bash)  
MISSION BAY, generally bounded by Third, China Basin, Mariposa, 7th and Townsend Streets, all or portions of Assessor's Blocks 3795-3798, 3804-3806, 3809-3810, 3813, 3819, 3822, 3832, 3835, 3837-3842, 3849-3853, 3880, 3940-3944, 3948, and 9900 - Request for consideration and preparation of a Development Agreement for a proposed project of 8,000 housing units; 4.8 million SF office; 900,000 SF Service/Light Industrial/Research and Development/Office (SLIRDO); 125,000 SF community facilities; 720,000 SF retail; 500-room hotel; and about 67 acres of publicly-accessible open space and parks.  
(Continued from Regular Meeting of November 30, 1989)

3:00 P.M.

13. 89.493C (Blazej)  
401 MAIN STREET, east side, the entire block frontage between Bryant and Harrison Streets, Lot 17 in Assessor's Block 3768 - Request for Conditional Use for residential use in an M-1 (Light Industrial) District and 84-X Height and Bulk District, and treatment as a Planned Unit Development (PUD) for exceptions as may be necessary for a residential project of approximately 260 units located in the Commercial/Industrial Subdistrict of the Rincon Hill Special Use District.

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:30 P.M.  
-----

14. 87.613BXH (Badiner)  
150 CALIFORNIA STREET, northeast corner of California and Front Streets, Lots 3, 4, and 5 in Assessor's Block 236 - Request for Project Authorization for 196,023 gsf of office space; and Request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-0 (Downtown Office) district and within 75-X and 350-S Height and Bulk Districts. The western portion of the site (Lot 5, portion of Lot 4) is in the California Street/Front Street Conservation District.
15. 89.279D (Berkowitz)  
589 GUERRERO STREET, east side between 17th and 18th Streets, Lot 23 in Assessor's Block 3577 - Request for Discretionary Review of Building Permit Application No. 8907604 for the CONSTRUCTION OF A LAUNDROMAT in an RM-2 (Mixed Residential, Moderate Density) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of November 30, 1989)

5:30 P.M.

16. 88.354EZT (McCormick)  
SOUTH OF MARKET PLAN AND ZONING CONTROLS, area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Certification of the Final Environmental Impact Report for text and map amendments to the City's Master Plan as well as text and zoning map amendments to the City Planning Code.
17. 88.354EZT (Montana)  
SOUTH OF MARKET PLAN AND ZONING CONTROLS, area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of text and map amendments to the City's Master Plan as well as text and zoning map amendments to the City Planning Code affecting properties lying within Assessor's Blocks 3516 through 3525, 3528, 3726 through 3732, 3753 through 3762, 3775 through 3779, 3784 through 3788 and portions of Assessor's Blocks 3509, 3510, 3511, 3526, 3703, 3704, 3725, 3733, 3749, 3750, 3752, 3763, 3764, 3774, 3780, and 3789, and reclassifying property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1, and M-2 zoning to either Residential Enclave (RED), South Park (SPD), Residential/Service (RSD), Service/Light Industrial/Residential (SLR), Service/Light Industrial (SLI), Service/Secondary Office (SSO), Extended Preservation District, Special General Advertising Sign District, Hall of Justice Legal Services District or South of Market Base Districts, and reclassifying Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 105-K, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M, and 180-S to either 40-X, 50-X, 65-X, 80-K, 85-X, 40-X/85-B, 130-E or OS. The proposed controls are contained in a document entitled "South of Market Zoning Controls -- Proposal for Adoption", October 1989. The proposed Master Plan text amendments are contained in a document entitled "South of Market Plan -- Proposal for Adoption", October 1989.
18. 89.065L (Marsh)  
SOUTH END HISTORIC DISTRICT, area generally bounded by Harrison Street to the north, First Street to the east, King Street to the south, and Ritch Street to the west, the subject district includes the following Lots and Blocks: Lot 70 in Assessor's Block 3764; Lots 1, 2, 5, 6, 7, 8, 12, 13, 15, 18, 24, 25, 26, 27, 31, 44, 45, 48, 62, 63, 64, 67, 68, and 69 in Assessor's Block 3774; Lots 1, 2, 4, 5, 7, and 8 in Assessor's Block 3775; Lots 5, 7, 8, 9, 10, and 11 in Assessor's Block 3787; Lots 2, 2-A, 8, 9, 9-A, 10, 11-A, 12, 13, 14, 15, 19, 20, 37, 38, 41, 43, and 44 in Assessor's Block 3788; Lots 3, 4, 5, 7, 8, 9, 10, 12, and 15 in Assessor's Block 3789; and Lots 10, 14, 15, 21, 22, and 23 in Assessor's Block 3794 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of a South End Historic District pursuant to

## Item #89.065L (Cont)

Article 10 of the City Planning Code. The proposed Landmarks Preservation Advisory Board District would include properties located within the Rincon Point/South Beach Redevelopment Agency District as well as the proposed South of Market Plan boundaries.

(Continued from Regular Meeting of November 9, 1989)

## Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
MONDAY  
DECEMBER 11, 1989  
ROOM 2-C, CITY HALL  
4:00 P.M.

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales and Nothenberg.

4:00 P.M.

A. SPECIAL CALENDAR

1. 89.329D (Nixon)  
532 PACHECO STREET, north side between 9th and 10th Avenues, Lot 4-G in Assessor's Block 2125 - Discretionary Review of Building Permit Application No. 8905244 for a proposed one-story addition to the existing two-story single family structure on a lot in an RH-1 (House, One-Family) district.  
(Continued from Special Meeting of November 6, 1989)
2. 89.303D (Nixon)  
2526 - 43RD AVENUE, east side between Ulloa and Vicente Streets, Lot 27 in Assessor's Block 2443 - Discretionary Review of Building Permit Application No. 8903529 for a proposed one-story addition to the existing two-story single family structure on a lot in an RH-1 (House, One-Family) district.  
(Continued from Special Meeting of November 6, 1989)
3. 89.437U (Nixon)  
3263 PACIFIC AVENUE, north side between Walnut Street and Presidio Avenue, Lot 35 in Assessor's Block 973 - Request for Exception from the Neighborhood Conservation Interim Controls for the proposed construction of a three-story over garage single family structure on a vacant lot. The proposed structure exceeds depth limits for Tier 1 and Tier 2 projects and is below Tier 1 limits regarding height. The lot is in an RH-1 (House, One-Family) district and a 40-X Height and Bulk District.
4. 89.460D (Nixon)  
283 JERSEY STREET, south side between Sanchez and Noe Streets, Lot 31 in Assessor's Block 6537 - Request for Discretionary Review of Building Permit Application No. 8906607 for a proposed three-story addition to the existing three-story single family structure in an RH-2 (House, Two-Family) district and a 40-X Height and Bulk District.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing

5. 89.381D (Nixon)  
2660 BROADWAY, north side between Divisadero Street and Normandie Terrace, Lot 12-A in Assessor's Block 960 - Request for Discretionary Review of Building Permit Application No. 8908563 proposing a three-story addition at the front of the existing three-story single family structure in an RH-1 (House, One-Family) district and a 40-X Height and Bulk District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
6. 89.396D (Nixon)  
155 CRESTA VISTA DRIVE, north side near Globe Alley, Lot 16 in Assessor's Block 2993 - Request for Discretionary Review of Building Permit Application No. 8910927 for a proposed penthouse addition to the existing single family structure in an RH-1(D) (House, One-Family, Detached Dwellings) district and a 40-X Height and Bulk District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
7. 89.507D (Nixon)  
167 CRESTA VISTA DRIVE, north side near Globe Alley, Lot 14 in Assessor's Block 2993 - Request for Discretionary Review of Building Permit Application No. 8910929 for a proposed penthouse addition to the existing single family structure in an RH-1(D) (House, One-Family, Detached Dwellings) district and a 40-X Height and Bulk District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
8. 89.508D (Nixon)  
161 CRESTA VISTA DRIVE, north side near Globe Alley, Lot 15 in Assessor's Block 2993 - Request for Discretionary Review of Building Permit Application No. 8910925 for a proposed penthouse addition to the existing single family structure in an RH-1(D) (House, One-Family, Detached Dwellings) district and a 40-X Height and Bulk District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
9. 89.606D (Nixon)  
133 CRESTA VISTA DRIVE, north side near Globe Alley, Lot 18 in Assessor's Block 2993 - Request for Discretionary Review of Building Permit Application No. 8920420 for a proposed greenhouse/penthouse addition to the existing single family structure in an RH-1(D) (House, One-Family, Detached Dwellings) district and a 40-X Height and Bulk District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

Adjournment.

55  
14  
4/89

NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
DECEMBER 14, 1989  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

DEC 12 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

EXECUTIVE SESSION

The purpose of the Executive Session is to confer with Legal Counsel regarding potential legal implications of proceedings on 731-747 Post Street/640-650 Geary Street (Islam Temple/Alcazar Theater) -- Case No. 83.462C.

NOTE: The Executive Session is closed to the public.

2:00 P.M.

A. ITEMS TO BE CONTINUED

1. 89.403D (Berkowitz)  
1219 - 19TH STREET, south side between Texas and Mississippi Streets, Lot 1-C in Assessor's Block 4065 - Request for Discretionary Review of Building Permit Application No. 8902271 for a SECOND FLOOR ADDITION in an RH-2 (House, Two-Family) district.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing(Proposed for continuation to January 25, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

2. (Blazej)  
Informational presentation of memorandum on "Office Projects Approved Since November 29, 1984 - Annual Limit Adjustment".
3. (Feltham)  
Consideration of a Motion endorsing the San Francisco Transportation Management Association, and its program of commute alternatives marketing and assistance services, as appropriate means to satisfy City Planning Code Section 163 and similar permit conditions, for a period of one year, and exempting participants in the Association and its program from performance of specific standards and criteria related to Transportation Management Programs as cited in the January 1988 "Developer's Manual" and its subsequent modifications, for a period of one year.
4. (Deutsch)  
Consideration of Resolution authorizing the Director of Planning to amend a contract with Rutherford and Chekene for up to \$40,000 additional for a study of unreinforced masonry buildings.
5. (Dowdee)  
1990-1991 INFORMATION SYSTEMS PLAN - Consideration of Resolution to endorse the Department of City Planning's proposed Three-Year Information Systems Master Plan. This plan is required by the City's Electronic Information Processing Steering Committee (EIPSC).  
(Continued from Regular Meeting of December 7, 1989)
6. (Williams)  
Consideration of Resolution authorizing submittal of a Supplemental Appropriation Request for Affordable Housing in an amount not to exceed \$95,000.
7. 89.583X (Blazej)  
39 STOCKTON STREET, west side between Ellis and O'Farrell Streets, Lot 4 in Assessor's Block 327 - Informational presentation on the application for the renovation of an existing three-story retail/commercial building containing approximately 13,000 square feet located in a C-3-R (Downtown Retail) District and 80-130-F Height and Bulk District.
8. 89.592X (Blazej)  
156 ELLIS STREET, northwest corner of Ellis and Cyril Magnin Streets, Lot 22 in Assessor's Block 326 - Informational presentation on the application for the construction of a new three-story commercial structure containing 12,300 gross square feet located in a C-3-G (Downtown General Commercial) District and 225-S Height and Bulk District.
9. Status Report on the Department of City Planning activities on earthquake related matters. Public comment will be received.



E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

10. 89.279D (Berkowitz)  
589 GUERRERO STREET, east side between 17th and 18th Streets, Lot 23 in Assessor's Block 3577 - Consideration of final action on Building Permit Application No. 8907604 for the CONSTRUCTION OF A LAUNDROMAT in an RM-2 (Mixed Residential, Moderate Density) district.  
(Public Hearing Closed and Continued from Regular Meeting of December 7, 1989)  
NOTE: On December 7, 1989, the Commission passed a motion of intent to disapprove the application by a vote of 5-0, Commissioner Engmann abstaining.

F. CONSENT CALENDAR

11. 85.572CC (Chiong)  
355 NOE STREET, east side between 16th and 17th Streets, Lot 86 in Assessor's Block 3564 - Request for authorization of Conditional Use to modify a previous conditional use approval as set forth in City Planning Commission Motion No. 10601 which authorized the establishment of a full-service restaurant within the Upper Market Street Neighborhood Commercial District. The proposal is to transfer the ownership of the establishment to a new party without altering the operation. This application has been placed on the Consent Calendar with a recommendation for approval. The proposed Conditions of Approval are available for inspection at the Department of City Planning.

3:00 P.M.

G. REGULAR CALENDAR

12. 86.505EW (Bash)  
MISSION BAY, generally bounded by Third, China Basin, Mariposa, 7th and Townsend Streets, all or portions of Assessor's Blocks 3795-3798, 3804-3806, 3809-3810, 3813, 3819, 3822, 3832, 3835, 3837-3842, 3849-3853, 3880, 3940-3944, 3948, and 9900 - Request for consideration and preparation of a Development Agreement for a proposed project of 8,000 housing units; 4.8 million SF office; 900,000 SF Service/Light Industrial/Research and Development/Office (SLIRDO); 125,000 SF community facilities; 720,000 SF retail; 500-room hotel; and about 67 acres of publicly-accessible open space and parks.  
(Continued from Regular Meeting of December 7, 1989)
13. 87.6138XH (Badiner)  
150 CALIFORNIA STREET, northeast corner of California and Front Streets, Lots 3, 4, and 5 in Assessor's Block 236 - Request for Project Authorization for 196,023 gsf of office space; and Request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-0 (Downtown Office) district and within 75-X and 350-S

## Item #87.613BXH (Cont)

Height and Bulk Districts. The western portion of the site (Lot 5, portion of Lot 4) is in the California Street/Front Street Conservation District.

(Continued from Regular Meeting of December 7, 1989)

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:30 P.M.  
-----

14. 83.462C (Badiner)  
731-747 POST STREET AND 640-650 GEARY STREET, south of Post Street between Leavenworth and Jones Streets, a through lot to Geary Street, Lots 19 and 23 in Assessor's Block 304 - Request for a modification to a Conditional Use authorization for a Residential project and the preservation of the Islam Temple (Alcazar Theater) in an RC-4 (Residential-Commercial Combined, High Density) district, an 80-130-T Height and Bulk District, and the North of Market Residential Special Use District. The proposal is to modify the conditions of approval relating to Energy conditions on the residential buildings and Preservation of the theater building. The project was authorized by City Planning Commission Motion No. 10033 dated July 7, 1984 and amended by City Planning Commission Motion No. 11068 dated July 9, 1987.  
(Continued from Regular Meeting of November 9, 1989)

15. 89.578C (Gallagher)  
3452-3456 SACRAMENTO STREET, north side between Walnut and Laurel Streets, Lot 12 in Assessor's Block 1009 - Request for authorization of Conditional Use under Section 724.53 for the establishment of an office on the ground floor in the Sacramento Street Neighborhood Commercial District.

5:00 P.M.

16. 89.610C (Green)  
540 ARGUELLO BOULEVARD, between Geary Boulevard and Anza Street, Lot 9 in Assessor's Block 1083 - Request for authorization of Conditional Use to add a third story to an existing building thereby increasing the floor area devoted to a single non-residential use to exceed 6,000 square feet within the NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal results in an expansion of the Indian Consulate Offices from approximately 6,389 (gross) square feet on two floors to approximately 8,879 (gross) square feet on three floors. Construction work which began without proper authorization has stopped with the owner's cooperation. The project also requires consideration of rear yard and off-street parking variance.

6:00 P.M.

17. 88.354EZT (Montana)  
SOUTH OF MARKET PLAN AND ZONING CONTROLS, area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of text and map amendments to the City's Master Plan as well as text and zoning map amendments to the City Planning Code affecting properties lying within Assessor's Blocks 3516 through 3525, 3528, 3726 through 3732, 3753 through 3762, 3775 through 3779, 3784 through 3788 and portions of Assessor's Blocks 3509, 3510, 3511, 3526, 3703, 3704, 3725, 3733, 3749, 3750, 3752, 3763, 3764, 3774, 3780, and 3789, and reclassifying property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1, and M-2 zoning to either Residential Enclave (RED), South Park (SPD), Residential/Service (RSD), Service/Light Industrial/Residential (SLR), Service/Light Industrial (SLI), Service/Secondary Office (SSO), Extended Preservation District, Special General Advertising Sign District, Hall of Justice Legal Services District or South of Market Base Districts, and reclassifying Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 105-K, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M, and 180-S to either 40-X, 50-X, 65-X, 80-K, 85-X, 40-X/85-B, 130-E or OS. The proposed controls are contained in a document entitled "South of Market Zoning Controls -- Proposal for Adoption", October 1989. The proposed Master Plan text amendments are contained in a document entitled "South of Market Plan -- Proposal for Adoption", October 1989.  
(Continued from Regular Meeting of December 7, 1989)
18. 89.065L (Marsh)  
SOUTH END HISTORIC DISTRICT, area generally bounded by Harrison Street to the north, First Street to the east, King Street to the south, and Ritch Street to the west, the subject district includes the following Lots and Blocks: Lot 70 in Assessor's Block 3764; Lots 1, 2, 5, 6, 7, 8, 12, 13, 15, 18, 24, 25, 26, 27, 31, 44, 45, 48, 62, 63, 64, 67, 68, and 69 in Assessor's Block 3774; Lots 1, 2, 4, 5, 7, and 8 in Assessor's Block 3775; Lots 5, 7, 8, 9, 10, and 11 in Assessor's Block 3787; Lots 2, 2-A, 8, 9, 9-A, 10, 11-A, 12, 13, 14, 15, 19, 20, 37, 38, 41, 43, and 44 in Assessor's Block 3788; Lots 3, 4, 5, 7, 8, 9, 10, 12, and 15 in Assessor's Block 3789; and Lots 10, 14, 15, 21, 22, and 23 in Assessor's Block 3794 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of a South End Historic District pursuant to Article 10 of the City Planning Code. The proposed Landmarks Preservation Advisory Board District would include properties located within the Rincon Point/South Beach Redevelopment Agency District as well as the proposed South of Market Plan boundaries.  
(Continued from Regular Meeting of December 7, 1989)

7:30 P.M.

19. 89.431D (Berkowitz)  
766 FRANCISCO STREET, north side between Leavenworth and Jones Streets, Lots 30 and 34 in Assessor's Block 44 - Request for Discretionary Review of Building Permit Application No. 8908599 for the REPAIR OF A DECK, STAIRS AND RAILING IN A RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
20. 89.351D (Berkowitz)  
3421 RIVERA STREET, south side between 44th and 45th Avenues, Lot 48 in Assessor's Block 2305 - Discretionary Review of Building Permit Application No. 8905252 for the ADDITION OF A FLOOR OF OCCUPANCY TO A ONE-STORY HOUSE in an RH-1 (House, One-Family) district.  
(Continued from Regular Meeting of November 30, 1989)
21. 89.316U (Berkowitz)  
271 GAVEN STREET, south side between Boylston and Merrill Streets, Lot 21 in Assessor's Block 5859 - Review for exception as a project under the Tier 3 Neighborhood Conservation Interim Controls of Building Permit Application No. 8808884 for the CONSTRUCTION OF A THREE-STORY SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.
22. 89.227D (Berkowitz)  
44 EDINBURGH STREET, northwest side between Silver and Peru Avenues, Lot 1-A in Assessor's Block 5950 - Request for Discretionary Review of Building Permit Application No. 8809057 for a GROUND FLOOR ADDITION TO A ONE-FAMILY HOUSE in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of November 16, 1989)
23. 89.287U (Berkowitz)  
22 PRESIDIO TERRACE, south side near Arguello Boulevard, Lot 29 in Assessor's Block 1355 - Review for exception as a project under the Tier 3 Neighborhood Conservation Interim Controls of Building Permit Application No. 8815406 for the CONSTRUCTION OF A REAR YARD DECK in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
(Continued from Regular Meeting of November 16, 1989)
24. 89.416D (Berkowitz)  
8 HEAD STREET, east side between Bepler and Shakespeare Streets, Lot 26 in Assessor's Block 7170 - Request for Discretionary Review of Building Permit Application No. 8820560 for the CONSTRUCTION OF A THREE-STORY SINGLE FAMILY DWELLING in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of November 16, 1989)

25. 89.380D (Berkowitz)  
251 CERVANTES BOULEVARD, southwest side between Scott and Avila Streets, Lot 3 in Assessor's Block 417-B - Request for Discretionary Review of Building Permit Application No. 8820462 for a VERTICAL ADDITION in an RM-3 (Mixed-Residential, Medium Density) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
26. 89.402D (Berkowitz)  
770 CAROLINA STREET, west side between Southern Heights Avenue and 20th Street, Lot 10 in Assessor's Block 4096 - Request for Discretionary Review of Building Permit Application No. 8908430 for the CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

## Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.











